

A.P.N. No.:	1318-10-310-040
R.P.T.T.	\$0.00
Recording Requested By:	
Owner	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Patrick Wetzel	
243 Woodlake Circle	
Dayton, NV 89403	



SHAWNYNE GARREN, RECORDER E07

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Patrick Wetzel and Linda J. Wetzel, husband and wife as joint tenants**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Patrick Wetzel and Linda J. Wetzel, husband and wife as joint tenants, as to an undivided 50% interest and Beverly C. Marcroft, as Trustee of The Beverly C. Marcroft Living trust dated February 28, 2005, as to an undivided 50% interest**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

The Westerly one half of Lot 14, (adjacent to Lot 15), Block B, with 37.50 feet fronting Cedar Street and 37.40 feet facing Lot 4, as shown on the Amended Map of Zephyr Cove Properties, Inc., in Section 10, Township 13 North, Range 18 East, M.D.B. & M., filed in the office of the County Recorder of Douglas County, Nevada on August 5, 1929.

APN: 1318-10-310-040

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: Feb. 17th, 2023

SIGNATURES AND NOTARY ON PAGE 2
 THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Patrick Wetzel
Patrick Wetzel


Linda J. Wetzel
Linda J. Wetzel

State of Nevada)
County of Carson City) ss

This instrument was acknowledged before me on the 17 day of Feb., 2023
By: **Patrick Wetzel and Linda J. Wetzel**

Signature: [Signature]
Notary Public

My Commission Expires: Jan. 20, 2024

 KAYLA JACOBSEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 16-1289-5 - Expires January 20, 2024

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-316-040
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>2/21/23</u>	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer back into the Trust without consideration.

5. Partial Interest: Percentage being transferred: 50 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Katy M Lindner (agent) Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Patrick Wetzel
 Address: 243 Woodlake Circle
 City: Dayton
 State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Beverly C. Marcroft Living Trust
 Address: 700 Ferris Ln
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Katy M Lindner Escrow # _____
 Address: 1219 Echo View Drive
 City: Sol Lake Tahoe, CA State: CA Zip: 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)