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Anderson, Dorn & Rader, Ltd.

APN: 1318-09-812-010

RECORDING REQUESTED BY:

Bryce L. Rader, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

Curtis Yarvin
2940 Avalon Ave
Berkeley, CA 94705

PERSONAL REPRESENTATIVE DEED

THIS INDENTURE WITNESSETH THAT,

CURTIS YARVIN
as Personal Representative of the estate of JENNIFER KOLLMER, deceased,

For NO consideration, does hereby Grant, Bargain, Sell and Convey to:

CURTIS YARVIN, an unmarried man
as to an undivided 1/3 interest

And

CURTIS YARVIN, Trustee, or his successors in trust, of the
JENNIFER KOLLMER CHILDREN TRUST, dated August 4, 2022
as to an undivided 2/3 interest

ALL OF THE RIGHT, TITLE AND INTEREST that the decedent had at the time of her death and all of the right, title and interest that the estate may have subsequently acquired

by operation of law, or otherwise, in and to the real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein.

- Subject To:
- 1. Taxes for the Current fiscal year, paid current
 - 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

REFERENCE IS HEREBY MADE to the Order Approving First and Final Account and Report, Approving Fees and Costs and Final Distribution rendered by the Second Judicial District Court of the State of Nevada, in and for the County of Washoe, made and entered on April 28, 2022, the notices given, and the proceeding had, in the matter of the estate of Jennifer Kollmer, deceased, Case No. PR21-00427 of said Court.

This deed was prepared with a description of the property furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand this 17th day of April, 2023.

[Signature]
CURTIS YARVIN, Personal Representative

STATE OF California }
 }ss:
COUNTY OF Alameda }

This instrument was acknowledged before me this 17th day of April, 2023, by CURTIS YARVIN, Personal Representative.

[Signature]
Notary Public

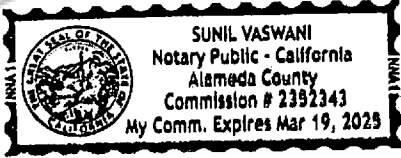


EXHIBIT "A"

All of that real property situate in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

All of Lot 50 and a northwesterly portion of Lot 51, in Block G, as shown on the map of Amended Map of Subdivision of Zephyr Cove Properties, Inc., being a portion of Section 9 and 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, said parcel being more particularly described as follows:

Beginning at the easterly corner of Lot 53, Block G, of said subdivision;

Thence South $89^{\circ}58'40''$ West along the South boundary of said Lot 53, a distance of 168.26 feet to the westerly corner of said Lot 53;

Thence North $36^{\circ}30'$ West along the southwesterly boundary of Lot 52 and Lot 51, a distance of 47.00 feet to the point of beginning of the herein described parcel of land;

Thence North $36^{\circ}30'$ West along the southwesterly boundary of Lot 51 and 50 to the Westerly corner of Lot 50, a distance of 28.00 feet;

Thence North $53^{\circ}30'$ East along the northwesterly boundary of Lot 50 to the northerly corner of said Lot 50, a distance of 113.31 feet;

Thence South $43^{\circ}40'$ East along the northeasterly boundary of Lot 50 and 51, a distance of 37.20 feet to a point;

Thence South $53^{\circ}30'$ West, a distance of 37.63 feet to a point;

Thence North $24^{\circ}44'20''$ West, a distance of 9.10 feet to a point;

Thence South $53^{\circ}30'$ West, a distance of 82.18 feet to the point of beginning.

The above description previously appeared in the Deed dated February 4, 2021, recorded February 5, 2021, as Document No. 2021-961505, in the official records of the Douglas County, Nevada, Recorder.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-09-812-010
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of
of ownership of the real property, per previously recorded Court Order

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity: Representative

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Curtis Yarvin, Personal Representative
 Address: 2940 Avalon Ave
 City: Berkeley
 State: CA Zip: 94705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Curtis Yarvin
 Address: 240 Avalon Ave
 City: Berkeley
 State: CA Zip: 94705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy., Suite 860
 City: Reno, NV 89521 State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED