

A. P. No. 1318-16-710-018
R.P.T.T. -0- (Exempt 7)

When recorded mail to:
Katherine O'Neill Rowe, Trustee
Richard C. Rowe, Trustee
64 Oak Gate Drive
Hendersonville, NC 28739

Mail tax statements to:
Same as above

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

Pursuant to NRS 239B.030, the undersigned, hereby affirm(s) that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

DEED

THIS INDENTURE WITNESSETH: That KATHERINE O'NEILL ROWE and RICHARD C. ROWE, as Trustees of the KATHERINE O'NEILL ROWE LIVING TRUST, dated November 13, 2008, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to KATHERINE O'NEILL ROWE and RICHARD C. ROWE, as Trustees of the KATHERINE O'NEILL ROWE LIVING TRUST, dated November 13, 2008, as to an undivided 66% interest, and JAMES STEPHEN ANDERSON and AUGUST ANNE ROWE ANDERSON, husband and wife, as joint tenants with right of

survivorship, as to an undivided thirty-four percent (34%) interest, as tenants in common, whose address is: 64 Oak Gate Drive, Hendersonville, NC 28739, all right, title and interest in that real property situate in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

Lot 107, on the ELKS SUBDIVISION PLAT, according to the Official Map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 5, 1927, and shown on the Amended Plat of Elks Subdivision, on January 5, 1928, and as shown on the Second Amended plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

EXCEPTING THEREFROM that portion of Lot 107, as set forth on the Amended Plat of Elks Subdivision, Lake Tahoe, Nevada, filed on the office of the Douglas County Recorder on January 5, 1928, more particularly described as follows:

Commencing at the Southeast corner of the aforementioned Lot 107; thence North $36^{\circ}48'37''$ West 37.35 feet to the point of beginning; thence North $48^{\circ}06'54''$ West 24.93 feet; thence North $41^{\circ}53'06''$ East 4.98 feet; thence South $36^{\circ}48'37''$ East 25.42 feet to the point of beginning.

NOTE (NRS 111.312): The above metes and bounds appeared previously in that certain Deed recorded on September 16, 2022, as Document No. 2022-989742, Official Records, Douglas County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to an obligation secured by a Deed of Trust recorded September 16, 2022, as Document No. 2022-989743, Official Records, Douglas County, Nevada.

DATED 4-10, 2023.

Katherine O'Neill Rowe
Katherine O'Neill Rowe,
Trustee

Richard C. Rowe
Richard C. Rowe,
Trustee

STATE OF North Carolina
COUNTY OF Henderson) ss

This instrument was acknowledged before me on April 10, 2023, by KATHERINE O'NEILL ROWE and RICHARD C. ROWE, as Trustees of the KATHERINE O'NEILL ROWE LIVING TRUST, dated November 13, 2008.

Corey Stanford
Notary Public

Corey Stanford
Notary Public
Henderson County, NC
My Commission Expires 4/18/2027

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number

a) 1318-16-710-018

2. Type of Property:

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

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____
Verified Trust - js

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption:

Transfer from Grantor to daughter and her spouse

5. Partial Interest: Percentage being transferred: 34 %

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 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 Richard Rowe Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Katherine O'Neill Rowe & Richard C. Rowe, Trustees</u>	Print Name: <u>James Stephen Anderson & August Anne Rowe Anderson</u>
Address: <u>64 Oak Gate Drive</u>	Address: <u>64 Oak Gate Drive</u>
City: <u>Hendersonville</u>	City: <u>Hendersonville</u>
State: <u>NC</u> Zip: <u>28739</u>	State: <u>NC</u> Zip: <u>28739</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Law Offices of Otto & Jenkins Escrow No. NA
Address: 3748 Lakeside Drive, #101
City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)