

APN: 1418-22-610-007

**Return Document to:**

Cross Law Group  
611 Sierra Rose Drive, Suite B  
Reno, NV 89511

**Send tax statements to:**

The Christianson Family Trust  
25 Promontory Drive  
Reno, Nevada 89519

**GRANT, BARGAIN, and SALE DEED**

*FOR NO CONSIDERATION*, the receipt and adequacy of which is hereby acknowledged, Bernhard E. Christianson and Eny E. Christianson, husband and wife, as joint tenants with right of survivorship;

Do(es) hereby *GRANT, BARGAIN, and SELL* to:

Bernhard Eric Christianson and Eny Elizabeth Christianson, as Trustees of The Christianson Family Trust dated July 6, 2023;

all right, title, and interest to the real property situated in the County of Douglas, State of Nevada, and legally described as follows:

SEE EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

*SUBJECT* to current taxes and other assessments, all covenants, conditions, restrictions, reservations, rights, and easements now of record.

*TO HAVE AND TO HOLD* the said premises with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

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Dated July 6, 2023

Signed, sealed, and delivered by:

Bernhard E. Christianson  
Bernhard E. Christianson

Eny E. Christianson  
Eny E. Christianson

ACKNOWLEDGMENT

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

On July 6, 2023, Bernhard E. Christianson and Eny E. Christianson, personally appeared before me and proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies).

Witness my hand and official seal.

[ SEAL ]

Erika Gentile  
Notary Public



This Notary Acknowledgement is attached to the Grant, Bargain, and Sale Deed dated July 6, 2023.

## LEGAL DESCRIPTION

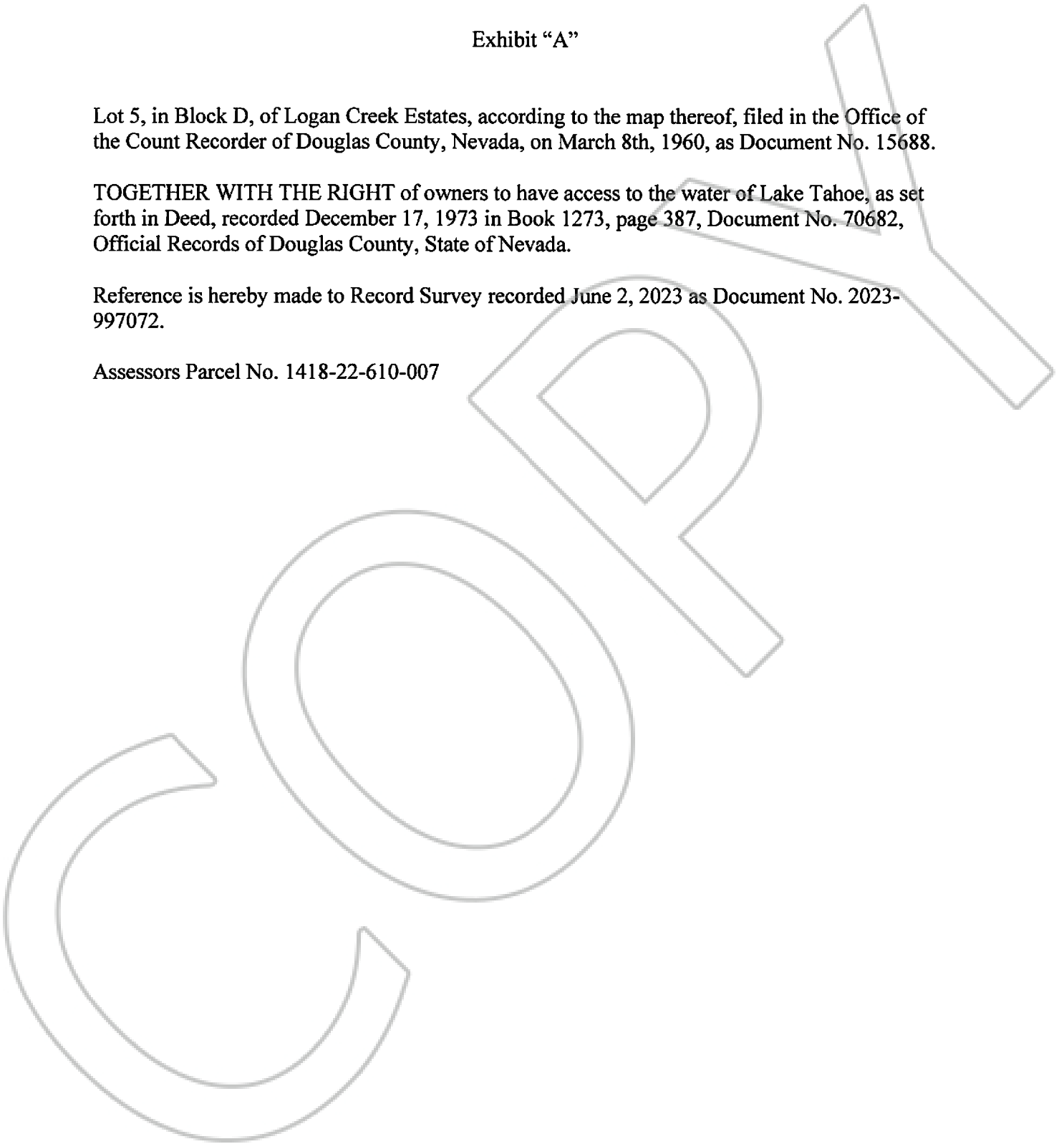
### Exhibit "A"

Lot 5, in Block D, of Logan Creek Estates, according to the map thereof, filed in the Office of the Count Recorder of Douglas County, Nevada, on March 8th, 1960, as Document No. 15688.

TOGETHER WITH THE RIGHT of owners to have access to the water of Lake Tahoe, as set forth in Deed, recorded December 17, 1973 in Book 1273, page 387, Document No. 70682, Official Records of Douglas County, State of Nevada.

Reference is hereby made to Record Survey recorded June 2, 2023 as Document No. 2023-997072.

Assessors Parcel No. 1418-22-610-007



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):

- a. 1418-22-610-007
- b. \_\_\_\_\_
- c. \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Townhome
- d)  2-4 Plex
- e)  Apt. Building
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home

Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

- 3. a. Total Value /Sales Price of Property: \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ ( 0.00 )
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section (7)
- b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

5 Partial Interest: Percentage being transferred: \_\_\_\_\_

The undersigned declare and acknowledge, 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: Attorney

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Bernhard E. Christianson and Eny E. Christianson  
 Address: 25 Promontory Drive  
 City: Reno  
 State: Nevada Zip: 89519

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Bernhard Eric Christianson and Eny Elizabeth Christianson, Trustees  
 Address: 25 Promontory Drive  
 City: Reno  
 State: Nevada Zip: 89519

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

Print Name: Cross Law Group, PC Escrow #: \_\_\_\_\_  
 Address: 611 Sierra Rose Drive, Suite B  
 City: Reno State: NV Zip: 89511

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