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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 05-123-21

1318-09-812-015

Recording requested by: )

Michael Vranes )

P.O. Box 10073 )

Zephyr Cove, NV 89448 )

When recorded mail to: )

Michael Vranes )

P.O. Box 10073 )

Zephyr Cove, NV 89448 )

Mail tax statement to: )

Michael Vranes )

P.O. Box 10073 )

Zephyr Cove, NV 89448 )

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

MICHAEL VRANES, who took title as MICHAEL VRANES, an unmarried man, as his sole and separate property,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

MICHAEL VRANES, Trustee, or his successors in Trust, under the MICHAEL VRANES REVOCABLE LIVING TRUST, dated July 18, 2023, and any amendments thereto.

ALL his interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, 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.

Legal Description:

Lots 43, 44 and 45, in Block G, as delineated on that certain map entitled the AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., Commonly known as: 600 Pharris Lane, Zephyr Cove, NV 89448

Source of title:

Filed for record on August 5, 1929, in the Recording Office of Douglas County, Nevada, (said map being an Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on July 5, 1927, Document No. 92.


**NOTE:** The above metes and bounds description appeared previously in that certain Interspousal Transfer Deed recorded in the office of the County Recorder of Douglas County, Nevada, on July 3, 2023, as Document No. 2023-998212 of Official Records.

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.

This deed was prepared without the benefit of a title search and the description of the property was 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.

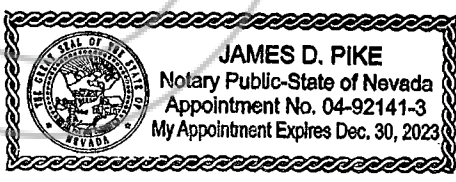
Executed on July 18, 2023, in the county of Douglas, state of Nevada.

  
\_\_\_\_\_

MICHAEL VRANES

STATE OF NEVADA            )  
  ): ss  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this July 18, 2023, by MICHAEL VRANES.



  
\_\_\_\_\_  
NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 05-123-21  
 b) 1318-09-812-015  
 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'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 1/22. Fed Trust - JV

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

**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,  
 if the transfer is made without consideration. \_\_\_\_\_

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 *Michael Vranes* Capacity Grantor/Grantee

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

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

Print Name: MICHAEL VRANES  
 Address: P.O. Box 10073  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: MICHAEL VRANES  
 Address: P.O. Box 10073  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_