

APN: 1319-10-111-022

When Recorded, Please Return To:
Millward Law, Ltd.
1591 Mono Ave.
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E07

Mail Future Tax Statements To:
Felicia Fett
Post Office Box 462
Genoa NV 89411

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

CONVEYANCE OF LIFE ESTATE

FOR VALUABLE CONSIDERATION of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Gene M. Kaufmann, as Trustee of the Ehmcke Residence Trust, dated October 18, 2011, does hereby convey to FELICIA FETT, a single woman, a LIFE ESTATE to and for her benefit with the rights of possession, use, and control of the property, as well as rights to all rents, revenues, and profits generated by the property during the term of her natural life, in the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to wit:

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

Lot 116 as set forth on the Final Map of GENOA LAKES PHASE 3, UNIT 2, a Planned Unit Development, recorded May 1, 1995, in Book 595 of Official Records at Page 78, Douglas County, Nevada, as Document No. 361251.

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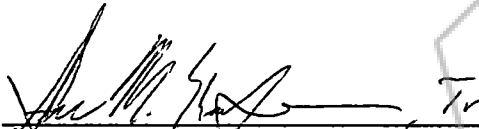
(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on May 15, 2015, as Document Number 2015-862169).

SUBJECT to restrictions, reservations, right of way, easements and covenants of record, reference hereto will not serve to impose the same.

(Intentionally left blank)

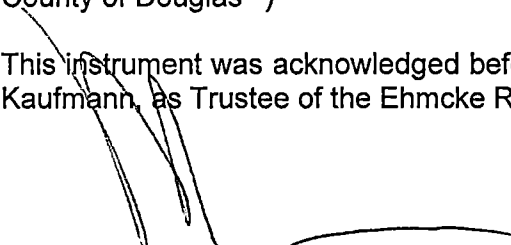
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Date: August 14, 2023

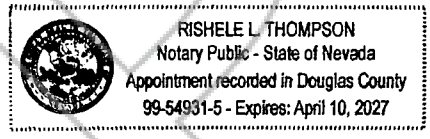
 *Trustee*
Gene M. Kaufmann, Trustee
Ehmcke Residence Trust,
dated October 18, 2011

State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on the 14 day of August, 2023, by Gene M. Kaufmann, as Trustee of the Ehmcke Residence Trust, dated October 18, 2011.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-10-111-022
- 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 |
| i) <input type="checkbox"/> | Other: _____ (please specify) | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: 8/11/23 Grant OR AFB

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: _____
This is a conveyance of a life estate in real property from a trust 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 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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Gene Kaufmann, TTEE of the Ehr
 Address: 1591 Mono Ave, Ste 102
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Felicia Fett
 Address: Post Office Box 462
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Michael G Millward Escrow # _____
 Address: 1591 Mono Ave
 City: Minden NV State: NV Zip: 89423