

DOUGLAS COUNTY, NV **2023-999875**
RPTT:\$3740.10 Rec:\$40.00
\$3,780.10 Pgs=2 **08/25/2023 09:26 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

APN: 1219-23-001-028

**Recording Requested By
And When Recorded Mail To:**

The 3 Peaks Trust
Weldon W. and Daunelle M. Wulstein, Trustees
729 Indian Trail Road
Gardnerville, NV 89460

Mail Tax Statements to:

The 3 Peaks Trust
Weldon W. and Daunelle M. Wulstein, Trustees
729 Indian Trail Road
Gardnerville, NV 89460

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$3,740.10

**GRANT DEED
RESERVATION OF LIFE ESTATE – GRANT OF REMAINDER INTEREST**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Murray G. Alstott, Trustee of The Murray G. Alstott 1987 Living Trust (“Grantor”), does hereby convey to Weldon W. Wulstein and Daunelle M. Wulstein, Trustees of The 3 Peaks Trust, dated October 25, 2022, all of its right, title and interest in that certain real property located at 741 Indian Trail Road, Gardnerville, Nevada situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 6, Block A, as shown on the AMENDED MAP OF LOTS 4 THROUGH 13 of INDIAN ROAD RANCH ESTATES, filed for record January 27, 1978, as Document No. 17107, Official records of Douglas County, State of Nevada.

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Grantor conveys all of the described real property subject to the following reservation:

Grantor shall retain exclusive possession and control of all of the real property and shall receive and retain all of the rents and profits derived from the real property, all for the balance of Grantor’s natural life.

Effective on the death of Grantor, fee simple absolute title to the real property shall vest in Grantee, as the owner of the remainder interest in the real property, pursuant hereto, and Grantee, its heirs or assigns may take possession of the property at that time.

TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Pursuant to NRS §111.312, this legal description was previously recorded on August 14, 1996 in the Official Records of Douglas County as Document No. 394236, Book 0896, page 2468.

DATED this 21st day of August 2023.

By:

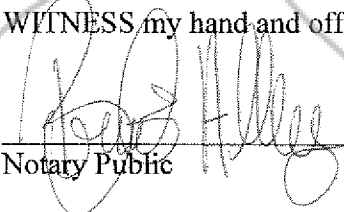


Murray G. Alstott, Trustee of
The Murray G. Alstott 1987 Living Trust

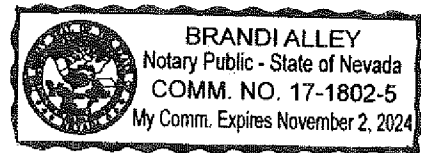
STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On the 21st day of August 2023, before me, a Notary Public personally appeared Murray G. Alstott, Trustee of the Murray G. Alstott 1987 Living Trust proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-23-001-028
 b) _____
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 959,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 959,000.00
 d. Real Property Transfer Tax Due \$ 3,740.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 _____ Agent _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Murray G. Alstott 1987 Living Trust
 Address: P.O. Box 7
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The 3 Peaks Trust
 Address: 729 Indian Trail Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2090475 BA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED