

RECORDING REQUESTED BY:

ROBIN C. BEVIER
2479 Sunrise Blvd
Gold River, CA 95670

DOUGLAS COUNTY, NV 2024-1003904

Rec:\$40.00

Total:\$40.00

01/16/2024 09:37 AM

LAW OFFICES OF ROBIN CLARK

Pgs=4



SHAWNYNE GARREN, RECORDER

E07

AND WHEN RECORDED RETURN TO:

THE LAW OFFICES OF ROBIN CLARK BEVIER, PC
2479 Sunrise Blvd.
Gold River, California 95670

GRANT DEED

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX IS: \$ 0.00*

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale

() Unincorporated area: (x) City of Zephyr Cove

(x) Realty not sold.

* THIS CONVEYS TITLE TO THE GRANTORS' REVOCABLE TRUST AND IS EXEMPT.*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **GERALD K. FUHRMAN, a single man, of Roseville, California, party of the second part, hereby GRANT(S) to GERALD K. FUHRMAN, Trustee, or the Successor Trustee, of the GERALD K. FUHRMAN REVOCABLE TRUST dated August 17, 2023, the real property in DOUGLAS County, State of Nevada, described as:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

APN: 1318-10-301-007
Address: 653 HWY 50
Zephyr Cove, NV 89448

Dated: August 17, 2023


GERALD K. FUHRMAN

MAIL TAX STATEMENTS TO:

MR. GERALD K. FUHRMAN
707 SHASTA ST
ROSEVILLE, CA 95678

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF PLACER) ss

On 17 August, 2023, before me, ROBIN C. BEVIER, a notary public, personally appeared **GERALD K. FUHRMAN**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

Robin C. Bevier

Notary Public in and for Said State



EXHIBIT "A"

Portion of the NORTHWEST QUARTER of the SOUTHWEST QUARTER (NW 1/4 SW 1/4) of Section 10, Township 13 North, Range 18 East, M.D.B & M., more particularly described as follows:

Commencing at the Southeast corner of Lot 8 of Zephyr Knolls Subdivision as shown on the map thereof filed in the office of the County Recorder of Douglas County, Nevada, on July 17, 1956; thence along Easterly line of said Lot 8 North 20°42'00" East 126.62 feet to the true point of beginning; thence

North 20°42'00" East 69.23 feet along the Easterly line of said Lot 8 to the Southerly right of way of U.S. Route 50; thence South 84°24'40" East 148.24 feet along the Southerly right of way of U.S. Route 50; thence South 20°42'00" West 107.87 feet; thence North 69°18'00" West 143.11 feet to the true point of beginning.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

RESERVING unto the Seller herein and subsequent grantees a right of way across the above described property for the purpose of a private road to serve property contiguous to the hereinabove described property.

APN: 1318-10-301-007
653 HWY 50
Douglas County, Nevada
Lake Tahoe

Legal Description acquired from Document Number 2016-874998 recorded on January 7, 2016.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-301-007
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>1/16/24</u>	
NOTES: <u>Trust OK</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 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: A transfer of title to a trust without consideration

5. Partial Interest: Percentage being transferred: 100.0 %

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 _____ Grantor
 Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gerald K. Fuhrman
 Address: 707 Shasta Street
 City: Roseville
 State: California Zip: 95678

Print Name: GERALD K. FUHRMAN REVOCABLE TRUST
 Address: 707 Shasta Street
 City: Roseville
 State: California Zip: 95678

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Robin Clark Bevier Escrow # _____
 Address: 2479 Sunrise Blvd.
 City: Gold River State: CA Zip: 95670

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