

DOUGLAS COUNTY, NV

2024-1004056

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AGUIRRE RILEY, P.C.

SHAWNYNE GARREN, RECORDER

E07

APN 1318-15-822-001 PTN 1318-15-823-001 PTN

WHEN RECORDED RETURN TO:

Tamara Reid, Esq.
Aguirre Riley, P.C.
427 West Plumb Lane
Reno, NV 89509

MAIL TAX STATEMENTS TO:

David S. Neft and
Ellen R. Neft, Trustees
P.O. Box 12457
Zephyr Cove, Nevada 89448

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DAVID S. NEFT and ELLEN R. NEFT, husband and wife as community property with right of survivorship, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to DAVID S. NEFT and ELLEN R. NEFT, TRUSTEES OF THE NEFT 2002 Trust, dated December 23, 2002, all their interest in the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.
(cka 180 Elks Point Road, Zephyr Cove, Nevada 89449)

Together with the 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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///

[signature page following]

Witness our hands this 12th day of January, 2024.

David S. Neft
DAVID S. NEFT

Ellen R. Neft
ELLEN R. NEFT

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 Lake)

On Jan 12, 2024, before me, Jake Tullos, a Notary Public, personally appeared DAVID S. NEFT and ELLEN R. NEFT, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Jake Tullos
NOTARY PUBLIC

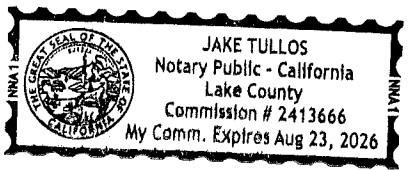


EXHIBIT A

A 65,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 in South Shore Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium - South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The property is a/an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 65,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Each Resort Year(s).

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record:
2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments thereto:
3. Real estate taxes that are currently due and payable and are a lien against the Property.
4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

APN: 1318-15-822-001 PTN 1318-15-823-001 PTN (cka 180 Elks Point Road, Zephyr Cove, Nevada 89449)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1318-15-822-001 PTN _____
- b) 1318-15-823-001 PTN _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input 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 checked="" type="checkbox"/> | Other | | |

| |
|--|
| FOR RECORDERS OPTIONAL USE ONLY |
| Notes: _____ |
| Verified Trust - js |

3. Total Value/Sales Price of Property:

| | |
|--|---------|
| | \$ 0.00 |
| Deed in Lieu of Foreclosure Only (value of property) | \$ 0.00 |
| Transfer Tax Value: | \$ 0.00 |
| 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 to or from a trust, and 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 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 Attorneys for Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

| | | | |
|-------------|--|-------------|-----------------------------|
| (REQUIRED) | | (REQUIRED) | |
| Print Name: | <u>David S. Neft & Ellen R. Neft</u> | Print Name: | <u>Neft 2002 Trust</u> |
| Address: | <u>2465 Eastlake Drive</u> | Address: | <u>2465 Eastlake Drive</u> |
| City: | <u>Kelseyville</u> | City: | <u>Kelseyville</u> |
| State: | <u>CA</u> Zip: <u>95451</u> | State: | <u>CA</u> Zip: <u>95451</u> |

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Aguirre Riley, P.C. Escrow # n/a
 Address: 427 West Plumb Lane
 City: Reno State: NV Zip: 89509