

**Recording Requested By:**  
Julie Glosson Ishii  
Attorney at Law

**And When Recorded Mail To:**  
Hall Law Group LLP  
4733 Chabot Drive, Suite 203  
Pleasanton, CA 94588  
(925) 460-0711

**Mail Tax Statements To:**  
Nils E. Kjell and Ann Marie Rea  
21145 Montgomery Avenue  
Hayward, CA 94541



SHAWNYNE GARREN, RECORDER E07

APN: 1320-33-717-001

ADDRESS: 1342 Westminster Place, Gardnerville, NV, 89410

### GRANT DEED

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Nils Eric Kjell, an unmarried man, as a Joint Tenant,**

**HEREBY GRANTS to Nils E. Kjell, or his successor(s), as trustee of the Nils Kjell 2023 Family Trust dated September 15, 2023, as to an undivided 50% tenancy in common interest**

**the following described real property in the County of Douglas, State of Nevada:**  
Lot 18, Block B as set forth on Final Subdivision Map No. 1006-9 for CHICHESTER ESTATES, PHASE 9, filed in the office of the County Recorder of Douglas County, Nevada, on November 27, 2001 in Book 1101 of Official Records, Page 7916, as Document No. 528504 and that certain Certificate of Amendment recorded on February 15, 2002 in Book 0202 at Page 5302 as Document No. 534879, Official Records.

**SUBJECT TO:** 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: Aug 22, 2024

  
\_\_\_\_\_  
Nils Eric Kjell

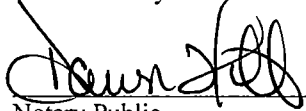
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

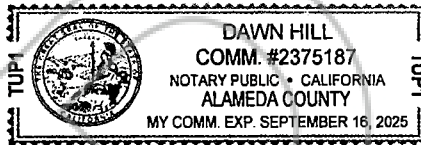
State of California )  
 ) ss.  
County of Alameda )

On Aug. 22, 2024, before me, DAWN HILL, a notary public, personally appeared Nils Eric Kjell, 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.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-33-717-001  
 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: 8/26/24  
 Notes: Trust OK

3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. 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: Transfer to a trust for the benefit of the Grantor  
No Consideration

5. Partial Interest: Percentage being transferred: 50 %  
 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 NES Capacity: Grantor

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Nils Eric Kjell  
 Address: 21145 Montgomery Avenue  
 City: Hayward  
 State: CA                      Zip: 94541

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Nils E. Kjell, Trustee  
 Address: 21145 Montgomery Avenue  
 City: Hayward  
 State: CA                      Zip: 94541

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_