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SHAWNYNE GARREN, RECORDER E07

Natalia K. Vander Laan, Esq.

APN: 1220-04-101-029

Recording requested by:)
Martin and Lyudmila Stahl)
287 Shadow Mountain Road)
Gardnerville, NV 89460)

When recorded mail to:)
Martin and Lyudmila Stahl)
287 Shadow Mountain Road)
Gardnerville, NV 89460)

Mail tax statement to:)
Martin and Lyudmila Stahl)
287 Shadow Mountain Road)
Gardnerville, NV 89460)

RPTT: \$0.00 Exempt (7)
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESSETH THAT:

MARTIN LESLIE STAHL and LYUDMILA V. STAHL, who took title as Martin L. Stahl and LYUDMILA STAHL, husband and wife as joint tenants with right of survivorship,

For NO consideration, does hereby Grant, Bargain, Sell, and Convey unto:

MARTIN LESLIE STAHL and LYUDMILA V. STAHL, Trustees, or their successors in Trust, under the MARTIN AND LYUDMILA STAHL REVOCABLE LIVING TRUST, dated June 4, 2024, and any amendments thereto.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

See EXHIBIT "A" attached hereto and made a part hereof.

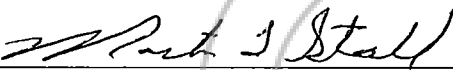
NOTE: The above legal description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on April 12, 2016, as Document No. 2016-879277 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on August 26, 2024, in the county of Douglas, state of Nevada.



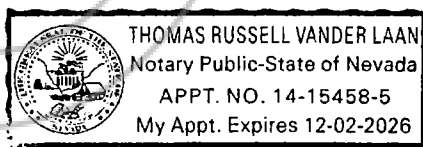
 MARTIN LESLIE STAHL



 LYUDMILA V. STAHL

STATE OF NEVADA)
): ss
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on this August 26, 2024, by MARTIN LESLIE STAHL and Lyudmila Vasilevna Stahl * * * *





 NOTARY PUBLIC

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST ONE-QUARTER (NW $\frac{1}{4}$) OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2, A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ROBERT M. BELLAMORE, RECORDED JUNE 15, 1983, IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 683, AT PAGE 1176, AS DOCUMENT NO. 81565, THE POINT OF BEGINNING;

THENCE SOUTH 38°33'57" WEST, 59.20 FEET;

THENCE SOUTH 00°28'00" EAST, 155.62 FEET;

THENCE SOUTH 89°42'00" WEST, 333.74 FEET;

THENCE NORTH 09°02'48" WEST, 141.19 FEET;

THENCE NORTH 81°53'19" EAST, 232.14 FEET;

THENCE NORTH 09°07'08" WEST, 165.88 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 395;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE PRECEDING COURSE, HAVING A DELTA ANGLE OF 12°50'47", RADIUS OF 610.50 FEET, ARC LENGTH OF 136.88 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 57°27'11" EAST, 136.59 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 51°06'00" EAST, 93.68 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED SEPTEMBER 03, 2003 IN BOOK 0903, PAGE 1217 AS INSTRUMENT NO. 588628.

NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 03, 2003 IN BOOK 903, PAGE 1216 AS INSTRUMENT NO. 588627.

Exhibit "A"

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-04-101-029
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex *M/S*
- e) Apt. Bldg
- f) ~~Comm/Ind'l~~
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust - J</i>	

3. Total Value/Sales Price of Property

\$ 0

Deed in Lieu of Foreclosure Only (value of property) (0)

Transfer Tax Value: \$0

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: A transfer of title to or from a trust,
if 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 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 *Martin J Stahl* Capacity Grantor/Grantee

Signature _____ Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Martin and Lyudmila Stahl

Address: 287 Shadow Mountain Road

City: Gardnerville

State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Martin and Lyudmila Stahl, Trustees

Address: 287 Shadow Mountain Road

City: Gardnerville

State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Vander Laan Law Firm Escrow #: _____

Address: 1618-B US Hy 395 N

City: Minden State: NV Zip: 89423