



SHAWNYNE GARREN, RECORDER E07

APN: 1318-23-710-011
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)
This Document Prepared By:
965 University Drive Ste 150

Sacramento, California 95825
(916) 925-4878

**After Recording, Return and
Mail Tax Statements To:**

Kenneth Michael Oberson and Sharon Louise Foerschler, as co-Trustees
P.O. Box 11298
Zephyr Cove, NV 89448

Send Subsequent Tax Bills To:

Kenneth Michael Oberson and Sharon Louise Foerschler, as co-Trustees
P.O. Box 11298
Zephyr Cove, NV 89448

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

KENNETH MICHAEL OBERSON and SHARON LOUISE FOERSCHLER, husband and wife,
FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby
GRANT, BARGAIN, SELL AND CONVEY to:

KENNETH MICHAEL OBERSON and SHARON LOUISE FOERSCHLER, as co-Trustees of THE
OBERSON FOERSCHLER LIVING TRUST, U/A dated August 29, 2024, the GRANTEE,

Whose mailing address is P.O. Box 11298, Zephyr Cove, NV 89448;

All of the following described real estate situated in the County of Douglas, State of NV:

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

Per NRS 111.312 – The Legal Description appeared previously in _____, recorded on _____, as Document No.
_____ in _____ County Records, Douglas County, Nevada.

MORE commonly known as: 349 Granite Drive, Stateline, Nevada 89449

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the
hereinabove described real property; including, but not limited to, the power to convey.

August 29, 2024

KENNETH MICHAEL OBERSON

SHARON LOUISE FOERSCHLER

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.
EL DORADO COUNTY)

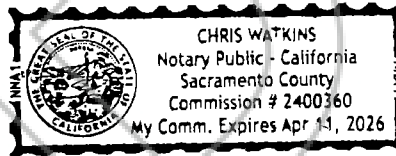
On August 29, 2024, before me, CHRIS WATKINS, a Notary Public, personally appeared KENNETH MICHAEL OBERSON and SHARON LOUISE FOERSCHLER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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 Signature



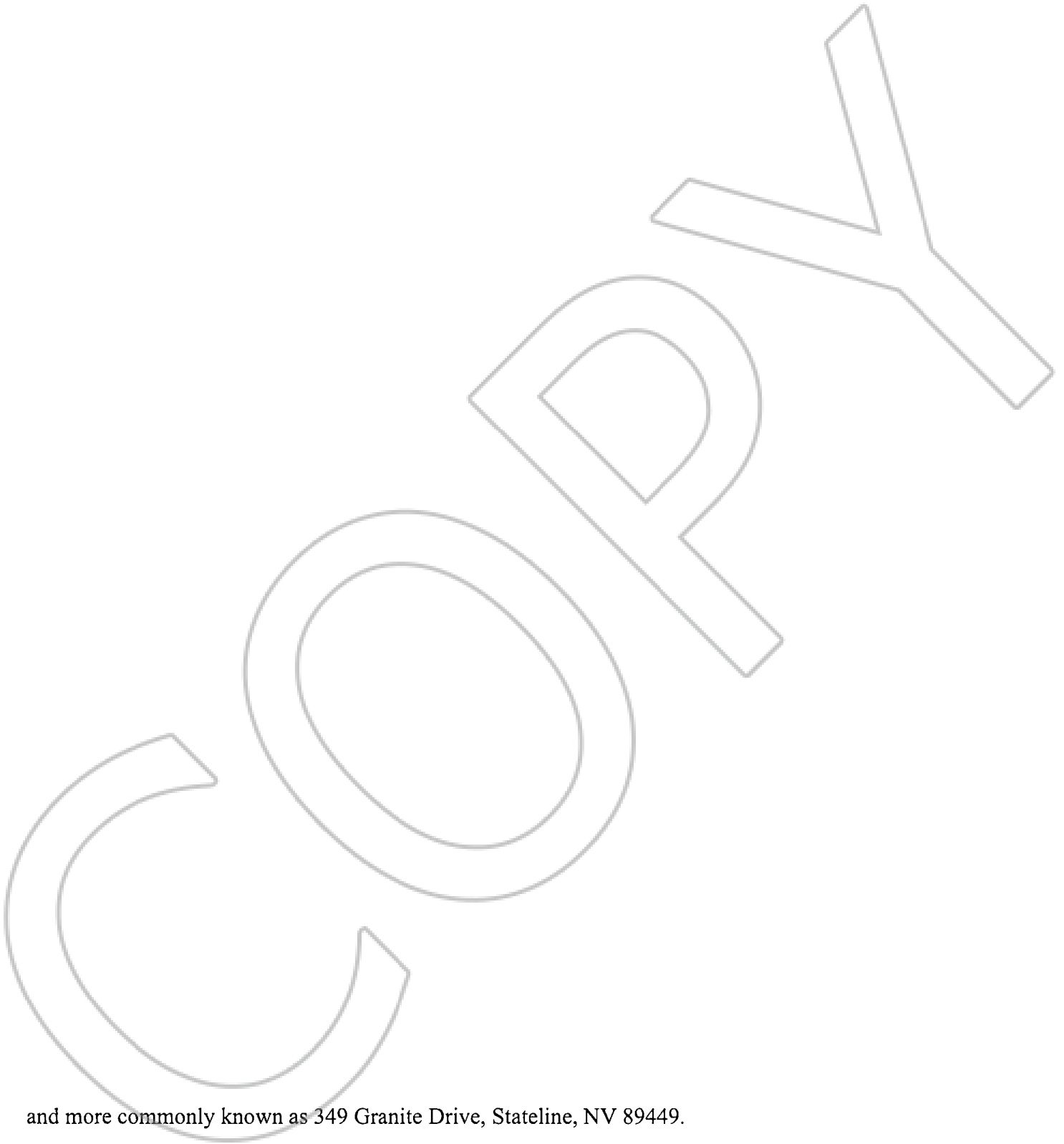
Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.


KENNETH MICHAEL OBERSON


SHARON LOUISE FOERSCHLER

EXHIBIT A



and more commonly known as 349 Granite Drive, Stateline, NV 89449.

TAX PARCEL NUMBER: _____

15

Exhibit A

DOUGLAS COUNTY, NV 2017-903056
Rec:\$15.00
Total:\$15.00 08/23/2017 01:09 PM
KEN OBERSON Pgs=3

PREPARED BY:
Sharon Louise Foerschler
P.O. Box 11298
Zephyr Cove, NV 89448

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
Sharon Louise Foerschler
P.O. Box 11298
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:
Sharon Foerschler and Ken Oberson
P.O. Box 11298
Zephyr Cove, NV 89448

APN 131823710011



KAREN ELLISON, RECORDER E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 23 day of August, 2017, between Sharon Louise Foerschler, a married person, whose address is P.O. Box 11298, Zephyr Cove, Nevada 89448 ("Grantor"), and Sharon Louise Foerschler, whose address is P.O. Box 11298, Zephyr Cove, Nevada 89448, and Kenneth Michael Oberson, whose address is P.O. Box 11298, Zephyr Cove, Nevada 89448, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantees, as Tenants in Common, the property located in douglas County, Nevada, described as:

Lot 11, as shown on the map of LAKEWOOD KNOLLS SUBDIVISION, Douglas County, Nevada, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1958, in Book 1 of Maps, as Document No. 13163.

Method of obtaining description: Found on Previously Recorded Deed

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees, and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 1318-23-710-011
 b. _____
 c. _____
 d. _____

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

2. Type of Property:
- | | |
|---|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Townhouse | 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 |
| <input type="checkbox"/> Other: _____ | |

3. a. Total Value /Sales Price of Property: _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ NO SALE
 c. Transfer Tax Value: \$ 0.00
 d. 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: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.

5 Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: Kenneth Michael Ober Capacity: Grantor

Signature: Sharon Louise Fo Capacity: Grantee

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)	<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)
Print Name: Kenneth Michael Oberson and Sharon Louise Foerschler and Sharon Louise Foerschler, co-trustees of THE OBERSON FOERSCHLER LIVING TRUST	Print Name: Kenneth Michael Oberson
Address: P.O. Box 11298	Address: Same as Grantor
City: Zephyr Cove	City: Same as Grantor
State NV	State: Same as Grantor
Zip: 89448	Zip: Same as Grantor

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

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED