



SHAWNYNE GARREN, RECORDER E07

APN: 1319-03-202-006
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
Phone: (775) 781-3017/(775) 530-4995

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: 2544 Ranch House Road, NV.

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 Ober
KENNETH MICHAEL OBERSON

Sharon Louise Foerschler
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

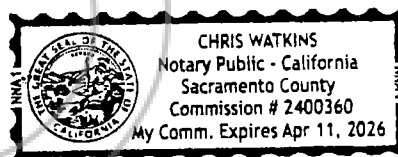
)

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.

Chris Watkins



Notary Public Signature

Notary Public Seal

Prepared By:

Wade Gribaldo
Licensed Document Assistant
License No. 20014-010, (exp. 9/12/2024), CA
E-Mail: wade@gribaldo.com

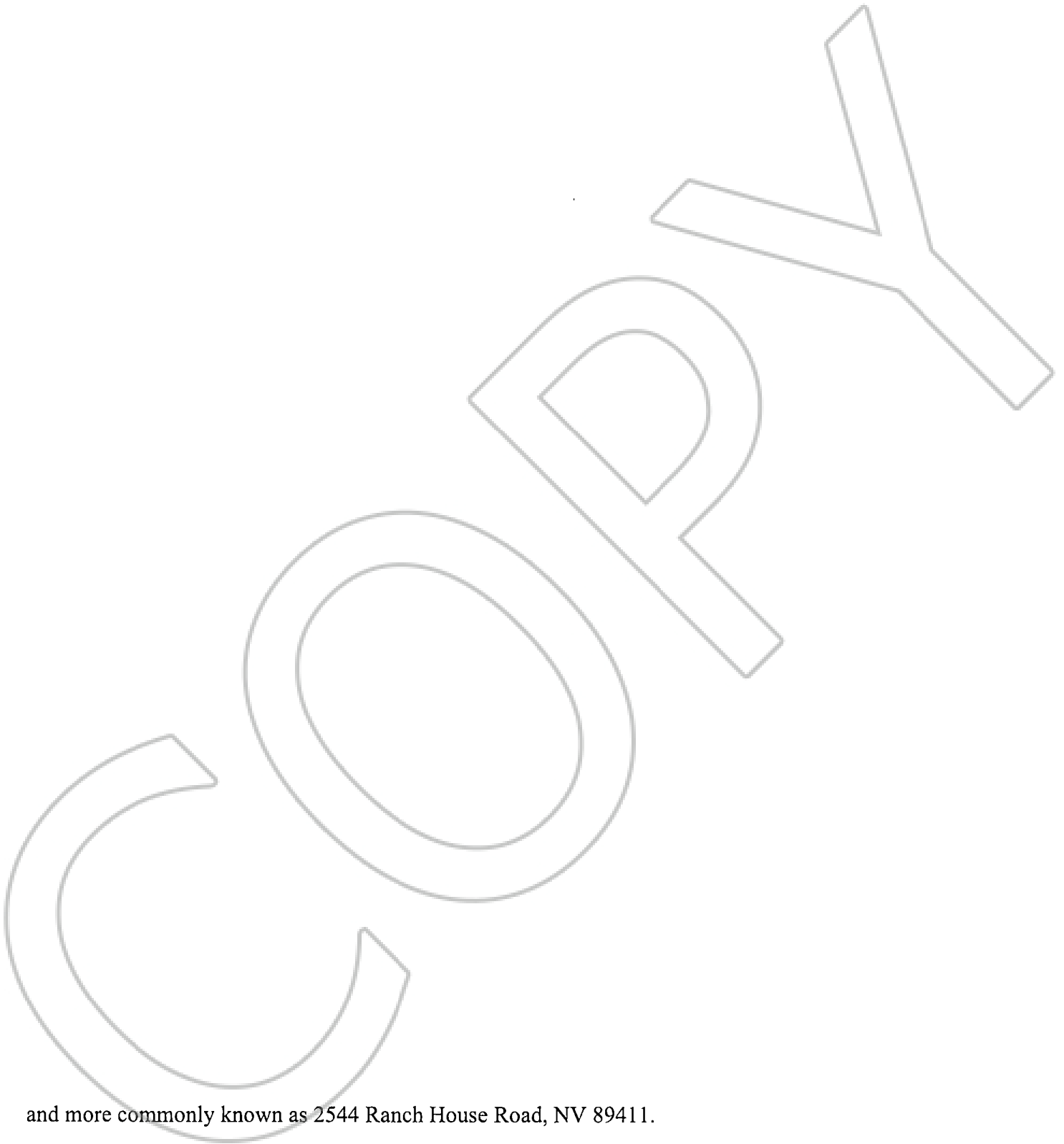
The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Kenneth Michael Oberon
KENNETH MICHAEL OBERSON

Sharon Louise Foerschler
SHARON LOUISE FOERSCHLER



EXHIBIT A



and more commonly known as 2544 Ranch House Road, NV 89411.

TAX PARCEL NUMBER: _____

EXHIBIT "A"

A Portion of the Southeast 1/4 of the Northwest 1/4 of Section 3, Township 13 North, Range 19 East, M.D.B. & M., described as follows:

COMMENCING at a point in the Easterly right of way line of Jacks Valley Road, as described in document recorded March 8, 1955, in Book B-1 of Deeds at Page 290, Douglas County, Nevada, records, from which the Section corner common to Sections 3, 4, 9 and 10 bears South 29°00'43" West a distance of 3707.97 feet; thence North 89°59'00" East a distance of 235.84 feet to the True Point of Beginning; Thence from the True Point of Beginning North 18°03'00" East a distance of 239.86 feet to a point on the South line of a 50.00 feet wide roadway and utility easement; thence North 89°59'00" East a distance of 191.00 feet along said easement to a point at the intersection of the Southerly line of said easement, with the Westerly line of a 50.00 foot roadway and utility easement; thence South 18°03'00" West along the Westerly line of said easement a distance of 239.86 feet; ;thence leaving the Westerly line of said easement South 89°59'00" West a distance of 191.00 feet to the True Point of Beginning.

TOGETHER with a 50.00 foot Access road easement as set forth in Record of Survey Recorded February 15, 1967 as Document No. 35439 in Official Records of Douglas County, State of Nevada.

Previously Recorded 807951

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

89 MAY 22 P12:14

SUZANNE BEAUDREAU
RECORDER
\$1700 PAID: *BA* DEPUTY BOOK 589 PAGE 2666

202405

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 1319-03-202-006
 b. _____
 c. _____
 d. _____

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

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input 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) | \$ | <u>NO SALE</u>
<u>0.00</u> |
| c. Transfer Tax Value: | \$ | <u>0.00</u> |
| d. Real Property Transfer Tax Due: | \$ | <u>0.00</u> |

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 Oberson Capacity: Grantor

Signature: Sharon Louise Foerschler Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kenneth Michael Oberson and Sharon Louise Foerschler
 and Sharon Louise Foerschler, co-trustees of THE OBERSON FOERSCHLER LIVING TRUST
 Address: P.O. Box 11298
 City: Zephyr Cove
 State NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kenneth Michael Oberson
 Address: Same as Grantor
 City: Same as Grantor
 State: Same as Grantor Zip: Same as Grantor

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

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