

APN: 1418-10-501-009

**RECORDING REQUESTED BY:**

Name: Edward F. Biggs, Sr.  
Address: 1113 Park Lane  
City/State/Zip: Suisun, CA 94585

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 5 Fee: 18.00  
BK-1009 PG-1610 RPTT: # 6



**WHEN RECORDED MAIL TO:**

Name: Edward F. Biggs, Sr.  
Address: 1113 Park Lane  
City/State/Zip: Suisun, CA 94585

**MAIL TAX STATEMENT TO:**

Name: Edward F. Biggs, Sr.  
Address: 1113 Park Lane  
City/State/Zip: Suisun, CA 94585

**GRANT BARGAIN AND SALE DEED**

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

**-OR-**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

\_\_\_\_\_  
(State specific law)

\_\_\_\_\_  
Signature *Edward F. Biggs Sr.*

\_\_\_\_\_  
Title GRANTOR

**EDWARD F. BIGGS SR.**  
\_\_\_\_\_  
Print Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black in.  
(Additional recording fee applies.)

### GRANT BARGAIN AND SALE DEED

For the sum of \$10.00 (Ten Dollars) and other valuable consideration received, receipt of which is hereby acknowledged, **EDWARD F. BIGGS, SR. and CHARLOTTE L. BIGGS, tenants in common**, do hereby **GRANT, BARGAIN, SELL, REMISE AND RELEASE** to **EDWARD F. BIGGS, SR., a single man, as his sole and separate property**, Grantee, their interest in the real property in the County of Douglas, State of Nevada described as:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EXEMPTION: NRS 375.090(6): This conveyance is a transfer between former spouses in compliance with a divorce.

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

Commonly known as: 18 Golf Links Road, Glenbrook, Nevada 89413.

*Edward F. Biggs, Sr.*  
**EDWARD F. BIGGS, SR.**

*Charlotte L. Biggs*  
**CHARLOTTE L. BIGGS**

State of California )  
  )ss.  
County of NAPA )

This instrument was acknowledged before me on the 28<sup>th</sup> day of September, 2009, by **EDWARD F. BIGGS, SR. and ~~CHARLOTTE L. BIGGS.~~**

*Kim J. Dodds*  
Notary Public

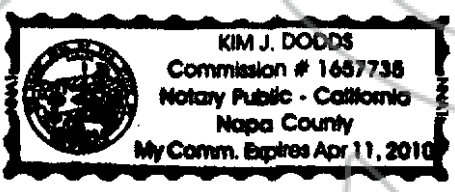


EXHIBIT A  
DESCRIPTION

All that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Being Lots numbered Two (2) and Three (3) in Block B lettered as said lots and block are delineated and so designated upon that certain map entitled "Map of Glenbrook Links, Lake Tahoe, filed September 27<sup>th</sup>, 1911 in the office of the County Recorder of said Douglas County in Book B of Miscellaneous Records at Page 326 together with all buildings and improvements thereon.

EXCEPTING THEREFROM all that portion of Lot No. 3 as above forth which is described in that certain Deed wherein Gwendolen Browne, Grantor conveyed to Hans R. Jepsen and Charlotte Jepsen, his wife, a portion of said Lot 3, as recorded in the Office of the County Recorder of Douglas County, State of Nevada on January 27, 1951 in Book Z of Deeds, page 404 as Document No 7802 more particularly described as follows:

Beginning at the Northeasterly corner of the parcel at the Northwest corner of Lot 4 at the Northeast corner of Lot 3 of Block B of said Glenbrook Links Subdivision thence S. 56 deg. 48 min. W. along the Lot line between said Lots 3 and 4 a distance of 100 feet to the Southeasterly corner of said Lot 3 thence N. 33 deg. 12 min. W. along the Southwesterly line of said Lot 3 a distance of 30.00 feet to a point thence N. 56 deg. 48 min. E. a distance of 100.00 feet to a point on the Northeasterly line of said Lot 3, thence S. 33 deg. 12 min. E. a distance of 30.00 feet to the point of beginning.

PARCEL 2:

That certain right of way over that certain road as now located or as may be located hereafter, extending from the State Highway known as U.S. Route 50 to the above described lots as contained and described in that certain deed made the 15<sup>th</sup> day of May, 1943 between GLENBROOK IMPROVEMENT COMPANY, A Delaware corporation, grantor and LEONORA M. DAVEY, grantee, and recorded in the office of the County Recorder of Douglas County, Nevada, in Book W of Deeds, Page 450.

PARCEL 3:

That certain right of way from that certain road between Blocks E and B of Glenbrook Links as said road is shown on that certain map entitled "Map of Glenbrook Links, Lake Tahoe," situated in Section 10, T 14N, R. 18E., MDM, Glenbrook County of Douglas, Nevada June 1911 which said map was recorded in the Office of the County Recorder of the County of Douglas, State of Nevada, in book B of Miscellaneous Records, at Page 326, to the meander line of Lake Tahoe over a strip of land twelve (12) feet in width across Lot 1 of Block B, as said lots and block are delineated and so designated on the said Map of Glenbrook Links and extending to the meander line of Lake Tahoe which said strip of Land lies along the boundary line between the said Lot 1 of the said Block B and along said boundary line extended to said meander line all as contained and described in that certain deed made the 19<sup>th</sup> day of August, 1938 between THE GLENBROOK COMPANY, a Delaware Corporation, grantor and J.T. DAVEY, grantee.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Solano

On 9/23/09 before me, D. L. Martin Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Charlotte L. Riggs  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature: [Signature]  
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

#### Description of Attached Document

Title or Type of Document: Grant Bargain + Sale Deed

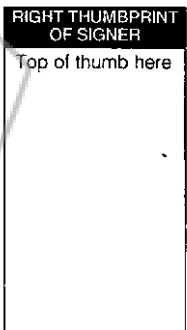
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____   | <input type="checkbox"/> Corporate Officer — Title(s): _____   |
| <input type="checkbox"/> Individual  | <input type="checkbox"/> Individual  |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact  | <input type="checkbox"/> Attorney in Fact  |
| <input type="checkbox"/> Trustee   | <input type="checkbox"/> Trustee   |
| <input type="checkbox"/> Guardian or Conservator   | <input type="checkbox"/> Guardian or Conservator   |
| <input type="checkbox"/> Other: _____  | <input type="checkbox"/> Other: _____  |



Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of NAPA

On 9/28/09 before me, Kim J. Dodds  
Date Here Insert Name and Title of the Officer

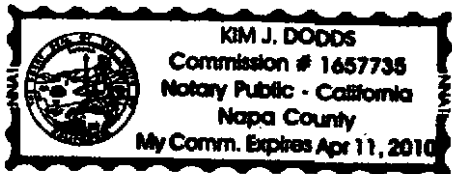
personally appeared Edward F. Biggs, Sr.  
Name(s) of Signer(s)

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.

Signature Kim J. Dodds  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant Bargain & Sale Deed

Document Date: 9/28/09 Number of Pages: 3

Signer(s) Other Than Named Above: Charlotte L. Biggs

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Edward F. Biggs, Sr.

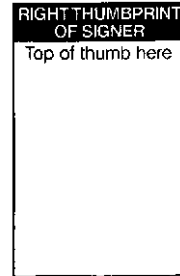
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_