

DOC # 822243
04/22/2013 02:37PM Deputy: GB
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$19.00
BK-413 PG-6399 RPTT: EX#003



APN#: 1318-09-810-114
RPTT: none

Recording Requested By:
Western Title Company
Escrow No.: 056015-PAH
When Recorded Mail To:
650 Lakeshore LLC
Selvin Passen, MD
2702 Lighthouse Point East #626
Baltimore, MD 21224
Mail Tax Statements to: (deeds only)
SAME AS ABOVE

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

Signature Selvin Passen, M.D., MANAGER
Print name SELVIN PASSEN, M.D. Title

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

650 LAKESHORE, LLC, A NEVADA LIMITED LIABILITY COMPANY, WHO ACQUIRED TITLE AS
650 LAKESHORE LLC, A NEVADA LIMITED LIABILITY COMPANY

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

650 LAKESHORE, LLC, A NEVADA LIMITED LIABILITY COMPANY

and to the heirs and assigns of such Grantee forever, all the following real property situated in the
City of , County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or
appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 02/11/2013



Grant, Bargain and Sale Deed - Page 2

650 LAKESHORE, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: PASSEN ENTERPRISES, LLC, A NEVADA LIMITED LIABILITY COMPANY, MANAGING MEMBER

BY: *Selvin Passen, m.d.*
SELVIN PASSEN, MD, MANAGER

STATE OF NEVADA Maryland } ss
COUNTY OF Baltimore

This instrument was acknowledged before me on
April 19, 2013

by *Debbie Billings*
SELVIN PASSEN, MD

Debbie Billings
Notary Public

DEBBIE D. BILLINGS
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES FEBRUARY 25, 2015



EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, BLOCK C, OF ZEPHYR COVE PROPERTIES AMENDED NO. 2, FILED FOR RECORD ON AUGUST 5, 1929, AS DOCUMENT 267, DOUGLAS COUNTY OFFICIAL RECORDS;

THENCE SOUTH 20°03'27" WEST 161.60 FEET;

THENCE DUE WEST 23.73 FEET;

THENCE NORTH 46°00'00" WEST 62.48 FEET;

THENCE NORTH 20°03'27" EAST 123.48 FEET TO THE NORTHWEST CORNER OF SAID LOTS;

THENCE SOUTH 84°45'00" EAST 81.15 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH BEARS SOUTH 02°03'27" WEST 161.60 FEET FROM THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 5, BLOCK C;

THENCE SOUTH 20°03'27" WEST 61.4 FEET, MORE OR LESS, TO THE APPROXIMATE LOW WATER LINE OF LAKE TAHOE AT AN ELEVATION OF 6223.0 FEET, LAKE TAHOE DATUM;

THENCE ALONG SAID APPROXIMATE LOW WATER LINE SOUTH 79°48'25" WEST 35.33 FEET;

THENCE NORTH 64°07'55" WEST 24.53 FEET;

THENCE NORTH 29°25'17" WEST 35.33 FEET;

THENCE LEAVING SAID LOW WATER LINE NORTH 20°03'27" EAST 69.0 FEET, MORE OR LESS;

THENCE SOUTH 46°00'00" EAST 62.48 FEET;

THENCE DUE EAST 22.73 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312, this legal description was prepared by TURNER AND ASSOCIATES, INC. LAND SURVEYING, POST OFFICE BOX 5067, STATELINE, NEVADA 89449.

Reference is further made to Record of Survey Map No. 784228, recorded June 3, 2011 in the office of the County Recorder of Douglas County, State of Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded November 10, 2008, in Book 1108, Page 1520, as Document No. 0732764 of Official Records.



PARCEL 3:

Lot 3, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.

PARCEL 3A:

All that real property situate in a portion of Section 9, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southeast corner of Lot 3, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of

Douglas County, Nevada;

Thence South 20°04'45" West 57 feet, more or less to the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;

Thence along the low water line of Lake Tahoe South 60°00'00" West 25.00 feet;

Thence South 89°30'00" West 65.41 feet, more or less to the intersection of the West property line projection of Lot 3 extended southerly, and the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;

Thence North 20°03'54" East 70.9 feet, more or less, to the Southwest corner Lot 3;

Thence East 82.30 feet to the Point of Beginning.

The Basis of Bearing for this description is Zephyr Cove Properties Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.

PARCEL NO. 4:

Lot 4, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.

PARCEL NO. 4A:

All that real property situate in a portion of Section 9, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southeast corner of Lot 4, Block C, as shown on the Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada;

Thence South 20°03'54" West 70.9 feet, more or less to the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;



Thence along the low water line of Lake Tahoe South $89^{\circ}30'00''$ West 40.09 feet;
Thence North $69^{\circ}54'00''$ West 36.29 feet, more or less to the intersection of the West property line projection of Lot 4 extended southerly, and the low water line of Lake Tahoe at elevation, 6223 feet, Lake Tahoe datum;
Thence North $20^{\circ}03'28''$ East 58 feet, more or less, to the Southwest corner of Lot 4;
Thence East 78.60 feet to the Point of Beginning.

The Basis of Bearing for this description is Zephyr Cove Properties Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., filed for record on August 5, 1929, as Document 00267, in the Office of the County Recorder of Douglas County, Nevada.

Per NRS 111.312, this legal description was prepared by Turner & Associates, Inc., Land Surveying, Post Office Box 5067, Stateline, Nevada 89449.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 10, 2008, in Book 1108, Page 1485, as Document No. 0732759 of Official Records.

EXCEPTING THEREFROM any portion of all parcels which may lie below the ordinary high-water mark of Lake Tahoe.

Assessor's Parcel Number(s):
1318-09-810-114