

DOUGLAS COUNTY, NV **2014-854615**
RPTT:\$37050.00 Rec:\$17.00
\$37,067.00 Pgs=4 **12/18/2014 08:37 AM**
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

Assessor's Parcel No: 1318-16-801-003

The Grantors declare:
Documentary Transfer Tax is \$37,050.00

When Recorded Mail To:
(Tax Statements Same)
Wavedance LLC
PO Box 566
Glenbrook NV 89413

This Deed is being signed in counterpart

SIGNED IN COUNTERPART

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,
Lynn M. Peterson as Trustee of the Lynn M. Peterson 2006 Trust and Kenneth Bitler and Peggy L. Bitler, Trustees of the Ken and Peggy Bitler Family Trust dated May 13, 1992

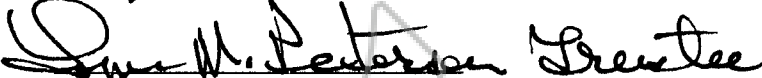
Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to
Wavedance LLC, a Nevada Limited Liability Company

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

See Attached Exhibit "A"

WITNESS my hand this 17 day of December, 2014.

The Lynn M. Peterson 2006 Trust


Lynn M. Peterson, Trustees

The Ken and Peggy Bitler Family Trust dated May 13, 1992

Kenneth Bitler, Trustee

Peggy L. Bitler, Trustee

State of

County of:

Nevada
Douglas

On 12/17/14 before me, J. Lane a notary public, Lynn M. Peterson personally appeared 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.

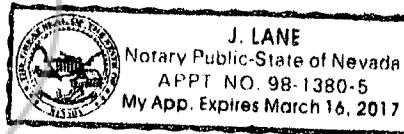
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Name: _____

J. Lane
J. Lane
(typed or printed)



(Seal)

The Ken and Peggy Bitler Family Trust dated May 13, 1992

Kenneth Bitler
Kenneth Bitler, Trustee

Peggy L. Bitler
Peggy L. Bitler, Trustee

State of: Nevada

County of: Lyon

On 12/17/14 before me, S Lindberg a notary public, Kenneth Bitler and Peggy L. Bitler personally appeared 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 S Lindberg
Name: S Lindberg
(typed or printed)

(Seal)

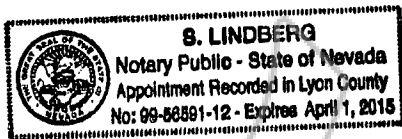


EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the City of Zephyr Cove, County of Douglas, State of Nevada, and is described as follows:

Parcel 1:

BEGINNING at a point twenty feet North of the South line of Section 16, Township 13 North, Range 18 East, M.D.B.&M., and twenty feet West of the East line of said Section 16, said point being marked by an iron pipe set in concrete, running thence North 0°2-1/2' West 148.05 feet parallel to the East line of said Section, to an iron pipe in concrete,

THENCE South 86°25-1/2' West 368.26 feet to an iron pipe set in concrete on the meander line of Lake Tahoe;

THENCE South 28°00' East along said meander line 142.32 feet to an iron pipe set in concrete at a point 20 feet North of the South line of said Section 16 produced;

THENCE North 89°50-1/2' East parallel to the South line of said section 300.82 feet to the point of beginning.

PARCEL 2:

That certain right-of-way for road purposes, as set forth under those certain agreements recorded in Book "R" of Deed, Page 557 and in Book "F" of Agreements, Page 45 Douglas County Records, said right-of-way extending from the above described property to the public road.

PARCEL 3:

A right-of-way for driveway purposes twenty feet wide as conveyed by deed recorded in Book T of Deeds, Page 356, Douglas County Records.

PARCEL 4:

A parcel of land having as its East boundary, the West boundary of said Parcel 1 description, its North boundary being the North boundary of said Parcel 1 description extended Westerly, its South boundary being the South boundary of said Parcel 1 description extended Westerly and being bounded on the West by a line drawn on contour at elevation 6,223 feet, Lake Tahoe Datum.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

Reference is hereby made to that certain Record of Survey Map for John E. Mason, Kenneth Bitler and Lynn Hill Peterson, recorded in the office of the County Recorder of Douglas County, State of Nevada, on July 8, 1992, in Book 792 at Page 1105 as Document No. 282954, Official Records.

NOTE: Legal description previously contained in Document No. 682106, in Book 806 at Page 5269 recorded on August 14, 2006 and Document No. 781364, in Book 411, Page 1774 recorded April 11, 2011, Official Records of Douglas County, State of Nevada.

APN: 1318-16-801-003

State Of Nevada
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)

- a) 1318-16-801-003
- b) _____
- c) _____
- d) _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$9,500,000.00

Deed in Lieu of Foreclosure Only (value of property): \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$37,050.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

1. Partial Interest: Percentage being transferred: _____ %

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 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 _____ Capacity Seller
Signature Lynn M. Peterson Capacity Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Lynn M. Peterson
Address: PO Box 315
City: Zephyr Cove
State: NV Zip: 89448

Print Name: Wavedance LLC
Address: PO Box 566
City: Glenbrook
State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Northern Nevada Title Company Order # N1405241-991-991-TM
Address: 307 W. Winnie Ln., #5 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

State Of Nevada
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

- 1. Assessor Parcel Number(s)
 - a) 1318-16-801-003
 - b) _____
 - c) _____
 - d) _____

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 2. Type of Property:
 - a) _____ Vacant Land
 - b) X Single Fam. Res.
 - c) _____ Condo/Twnhse
 - d) _____ Apt. Bldg.
 - e) _____ Comm'l/Ind'l
 - f) _____ Agricultural
 - g) _____ Mobile Home
 - i) _____ Other _____

3. Total Value/Sales Price of Property: **\$9,500,000.00**
 Deed in Lieu of Foreclosure Only (value of property): \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: **\$37,050.00**

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption:

1. Partial Interest: Percentage being transferred: _____ %

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 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 Lynn M. Peterson
 Signature _____

Capacity Seller GRANTOR
 Capacity _____ Buyer _____

**SELLER (GRANTOR) INFORMATION
REQUIRED**

**BUYER (GRANTEE) INFORMATION
REQUIRED**

Print Name: Lynn M. Peterson
 Address: PO Box 315
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Wavedance LLC
 Address: PO Box 566
 City: Glenbrook
 State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Northern Nevada Title Company
 Address: 307 W. Winnie Ln., #5

Order # N1405241-991-991-TM
 State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)