

RECORDING REQUESTED BY:  
CAPITAL TITLE COMPANY OF NEVADA  
212 ELKS POINT ROAD, SUITE 445  
ZEPHYR COVE, NV 89448  
ESCROW #10012574-CD

2456209

DOUGLAS COUNTY, NV  
RPTT:\$13260.00 Rec:\$17.00  
\$13,277.00 Pgs=4 03/05/2015 01:22 PM  
2015-857867  
FIRST AMERICAN TITLE RENO  
KAREN ELLISON, RECORDER

APN's: 1418-34-304-001, 002  
ESCROW NO: 10012574-CD3

WHEN RECORDED MAIL TO GRANTEE  
AS FOLLOWS:

BCP Investments, LLC and JCM Holdings, LLC  
c/o Ron Alling Esq.  
ALLING & JILLSON, LTD.  
Post Office Box 3390  
Stateline, NV 89449-3390

\$ RPTT \$13,260.00

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SF Pacific, LLC, a California limited liability company, in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey to BCP INVESTMENTS, LLC, a Nevada limited liability company, as to an undivided 63% and JCM HOLDINGS, LLC, a Nevada limited liability company, as to an undivided 37%, both as Tenants in Common, all that real property situated in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, excepting water rights which are not being conveyed by this deed but which are being conveyed by separate water rights deed concurrently herewith; and subject to covenants, conditions, restrictions, and easements of record.

Witness his/her/their hand(s) this 2 day of March, 2015.

SF Pacific, LLC, a California limited liability  
company

By:

  
BARRY T. MORI

[Notarial Page Follows]

ALLING & JILLSON, LTD.  
ATTORNEYS AT LAW

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  
COUNTY OF Contra Costa )

On March 2, 2015, before me, Lisa Thompson [name of notary public] personally appeared BARRY T. MORI, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

*Lisa Thompson*  
Signature of Notary Public



**EXHIBIT 'A'**

**PARCEL 1:**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SHORE LINE AT THE SOUTHWESTERLY CORNER OF SUBDIVISION FIVE (5) OF LOT THREE (3), SECTION THIRTY-FOUR (34), TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M. OF THE A. COHN TRACT OF LAND, A PLAT OF WHICH IS DULY RECORDED IN THE RECORDS OF DOUGLAS COUNTY, NEVADA; RUNNING THENCE EASTERLY TO THE SOUTHWESTERLY CORNER OF THE C.F. RILEY LAND; THENCE AT RIGHT ANGLES NORTHERLY ALONG THE WESTERLY BOUNDARY OF THE SAID C.F. RILEY LAND A DISTANCE OF EIGHTY (80) FEET TO THE NORTHWESTERLY CORNER OF THE SAID RILEY LAND; THENCE AT RIGHT ANGLES IN AN EASTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF THE SAID RILEY LAND A DISTANCE OF ABOUT FIVE HUNDRED AND FORTY-FOUR AND 5/10 FEET (544.5 FEET), MORE OR LESS, TO THE LINCOLN HIGHWAY; THENCE AT RIGHT ANGLES ALONG THE SAID LINCOLN HIGHWAY IN A NORTHERLY DIRECTION APPROXIMATELY ONE HUNDRED AND TWENTY (120) FEET; MORE OR LESS, TO THAT POINT WHERE THE SAID LINCOLN HIGHWAY INTERSECTS THE SOUTHERLY LINE OF THE TAYLOR LAND; THENCE AT RIGHT ANGLES IN A WESTERLY DIRECTION AND ALONG THE SOUTHERN LINE OF THE SAID TAYLOR LAND TO THE LAKE SHORE, AND THENCE IN A MEANDERING LINE IN A SOUTHERLY DIRECTION, ALONG THE LAKE SHORE, TO THE PLACE OF BEGINNING.**

**TOGETHER WITH ADJACENT LANDS BETWEEN SAID MEANDER LINE AT LAKE TAHOE AND A LINE ON THE BED OF LAKE TAHOE, WHOSE ELEVATION IS 6,223 FEET, LAKE TAHOE DATUM, AS PROVIDED FOR IN NRS 321.595.**

**EXCEPT ANY PORTION OF SAID PREMISES LYING BELOW THE LOW WATER ELEVATION OF 6223 FEET ABOVE SEA LEVEL.**

**EXCEPT THEREFROM A PARCEL CONVEYED BY J.L. DELOREY AND KATHRYN DELOREY TO PAUL W. DIGGLE BY DEED DATED MAY 25, 1955, AND RECORDED JUNE 13, 1955, IN BOOK B-1 OF DEEDS, PAGE 362, DOCUMENT NO. 10451, DOUGLAS COUNTY, NEVADA, RECORDS.**

**FURTHER EXCEPTING THEREFROM THE PARCEL CONVEYED BY J.L. DELOREY AND KATHRYN DELOREY TO FRED K. ANDERSON AND ANN ANDERSON BY DEED RECORDED SEPTEMBER 20, 1949, IN BOOK Z OF DEEDS, AT PAGE 53, DOUGLAS COUNTY, NEVADA, RECORDS.**

**PARCEL 1A:**

**THE RIGHT OF INGRESS AND EGRESS OVER THAT CERTAIN ROADWAY THAT RUNS FROM U.S. HIGHWAY 50 TO THE ABOVE DESCRIBED PROPERTY, AS RESERVED IN THE DEED TO PAUL W. DIGGLE, RECORDED JUNE 13, 1955 IN BOOK B-1 OF DEEDS AT PAGE 362, DOUGLAS COUNTY, NEVADA, RECORDS.**

**PARCEL 2:**

**THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:**

**TRACT "E"**

**COMMENCING AT A POINT ON THE NORTHERLY LINE OF SUBDIVISION 5 OF LOT 3, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, N.D.B.&M., OF THE A. COHN TRACT, A PLAT WHICH IS DULY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, WHICH POINT IS MARKED BY A THREE INCH IRON PIPE MONUMENT, FROM WHICH THE CENTER LINE STATION 299 - 35.85 P.O.T. OF U.S. 50 BEARS S. 89 DEGREES 53' E., 41.98 FEET; THENCE NORTH 89 DEGREES 53' W., 253.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 83.80 FEET TO THE CENTER LINE OF A 15 FOOT ROAD, THENCE N. 60 DEGREES 47' W., 153.64 FEET ALONG THE CENTER LINE OF ROAD; THENCE N. 0 DEGREES 07' S. 8.57 FEET; THENCE S. 89 DEGREES 53' E. 134.08 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL 2A:**

**THE RIGHTS FOR PARCEL 2 AS TO ACCESS AND USE, FOR BATHING AND BOATING PURPOSES, OF THE 115 FOOT SNUG HARBOR BEACH TOGETHER WITH RIGHTS TO USE A STRIP OF LAND 5 FEET IN WIDTH ALONG THE NORTHERLY BOUNDARY OF PARCEL "G" AS ACCESS TO SAID BEACH AS CONTAINED IN THE DECLARATION OF RESTRICTIONS - SNUG HARBOR RECORDED SEPTEMBER 6, 1962 IN BOOK 13, PAGE 495 AS DOCUMENT NO. 20794 AS MODIFIED.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 16, 2009 IN BOOK 609, PAGE 4905, AS DOCUMENT NO. 745268, OF OFFICIAL RECORDS.**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-34-304-001  
 b) \_\_\_\_\_  
 c) 1418-34-304-002  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land b)  Single Fam. Res.  
 c)  Condo/Twnhse d)  2-4 Plex  
 e)  Apt Bldg f)  Comm'l/Ind'l  
 g)  Agricultural h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK	PAGE
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$3,400,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$3,400,000.00  
 Real Property Transfer Tax Due: \$13,620.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0 %

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 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 [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

SF Pacific, LLC, a California limited liability company  
 Print Name: \_\_\_\_\_  
 Address: 101 YGNACIO VALLEY RD #330  
 City: WALNUT CREEK  
 State: CA Zip: 94596

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

BCP Investments, LLC and JCM Holdings, LLC, Nevada limited liability companies  
 Print Name: \_\_\_\_\_  
 Address: 1760 DEBIT WY  
 City: MINDEN  
 State: NV Zip: 89427

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: Capital Title Company of Nevada Escrow # 10012574-CD3 / 2456209  
 Address: 212 Elks Point Rd., Suite 445  
 City: Zephyr Cove, NV 89448 State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1/0 FIRST AMERICAN TITLE, 5310 KIETZKE LN. #100, RENO, NV 89511