

DOUGLAS COUNTY, NV **2015-872842**
RPTT:\$8463.00 Rec:\$16.00
\$8,479.00 Pgs=3 11/17/2015 09:49 AM
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

A.P.N.: 1418-34-210-017
File No: 141-2490830 (NMP)
R.P.T.T.: \$8,463.00 C

When Recorded Mail To: Mail Tax Statements To:
Nathan Mason Brill
P.O. Box 1609
Austin, TX 78767

GRANT, BARGAIN and SALE DEED

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

William Penn University, an Iowa Non-Profit Corporation, as Trustee under that certain Trust Agreement, dated as of January 13, 1984, by and between Charles Robison Glatty as Trustor and William Penn College as Trustee, as amended on November 1, 1994

do(es) hereby *GRANT, BARGAIN and SELL* to

Nathan Mason Brill, a married man as his sole and separate property

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

PARCEL I:

LOT 11, AS SHOWN ON THE AMENDED MAP OF LAKE RIDGE ESTATES NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 23, 1959, AS DOCUMENT NO. 14083.

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.

PARCEL II:

ALL THAT PORTION OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, AS SHOWN ON THE REVISED PLAT OF LAKERIDGE ESTATES NO. 1, FILED FOR RECORD ON FEBRUARY 23, 1959 AS DOCUMENT NO. 14083, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF THE ABOVE REFERENCED LAKERIDGE ESTATES NO. 1; THENCE SOUTH 16°53'00" WEST 74.70 FEET TO A POINT ON THE APPROXIMATE LOW WATER LINE OF LAKE TAHOE AS ELEVATION 6,223 FEET, LAKE TAHOE DATUM, 40.35 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTHERLY ALONG SAID LOW WATER LINE 51.49 FEET, MORE OR LESS, TO A POINT WHICH BEARS OF SOUTH 44°59'34" WEST FROM THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 44°59'34" EAST 40.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; THE BASIS OF BEARING FOR THIS DESCRIPTION IS IDENTICAL TO THAT OF THE ABOVE REFERENCED LAKERIDGE ESTATES NO. 1, AS DOCUMENT NO. 14083.

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 MADE TO THE RECORD OF SURVEY FILED FEBRUARY 26, 1999 AS FILE NO. 461941.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 22, 2009 IN BOOK 0109, PAGE 4384 AS DOCUMENT NO. 0736241.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 08/10/2015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-210-017
- b) _____
- c) _____
- 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

Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3. a) Total Value/Sales Price of Property: \$2,170,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$2,170,000.00
- d) Real Property Transfer Tax Due \$8,463.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. 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 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: Escrow Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

William Penn University, an Iowa

Print Name: Non-Profit Corporation

Print Name: Nathan Mason Brill

Address: 201 Troubadour Ave

Address: P.O. Box 11609

City: OSKALOOSA

City: Austin

State: IOWA Zip: 52517

State: TX Zip: 78767

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

First American Title Insurance

Print Name: Company

File Number: 141-2490830 NMP/NMP

Address P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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