

DOUGLAS COUNTY, NV

2015-873374

RPTT:\$0.00 Rec:\$22.00

11/30/2015 03:32 PM

\$22.00 Pgs=9

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN# : 1121-09-000-012

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 075450-TEA

When Recorded Mail To:

Jacob Phillips

P.O. Box 10281

Zephyr Cove, NV 89448

Mail Tax Statements to: (deeds only)

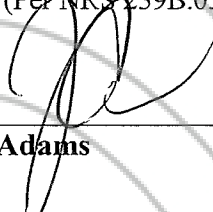
Same as above

(space above for Recorder's use only)

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



Traci Adams

Escrow Officer

This Document is being re-recorded to show the correct legal description on previously recorded Document No. 2015-873273

Grant, Bargain and Sale Deed

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

DOUGLAS COUNTY, NV

2015-873273

RPTT:\$998.40 Rec:\$19

\$1,017.40 Pgs=6

11/25/2015 02:41 PM

ETRCO, LLC

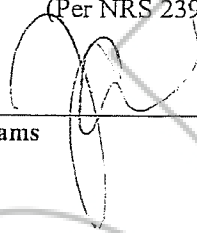
KAREN ELLISON, RECORDER

APN#: 1121-09-000-012
RPTT: \$998.40

Recording Requested By:
Western Title Company
Escrow No.: 075450-TEA
When Recorded Mail To:
Jacob Phillips
P.O. Box 10281
Zephyr Cove, NV 89448

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  _____
Traci Adams Escrow Officer

Grant, Bargain, and Sale Deed

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(additional recording fee applies)

APN#: 1121-09-000-012
RPTT: \$998.40

Recording Requested By:
Western Title Company
Escrow No.: 075450-TEA
When Recorded Mail To:
Jacob Phillips
P.O. Box 10281
Zephyr Cove, NV 89448

Recorded Electronically
ID 2015-873273
County Douglas
Date 11/25/15 Time 2:41 pm
Simplifile.com 800.460.5657

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 _____

Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

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

RECORDING REQUESTED BY)
& WHEN RECORDED MAIL TO:)

Jacob M. Phillips
741 Bigler Court #B
Zephyr Cove, NV 89449

Mail tax statements as directed above.

Jacob M. Phillips
741 Bigler Court #B
Zephyr Cove, NV 89449

Space above for Recorder's Use

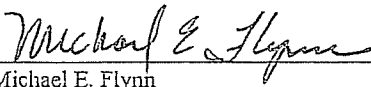
GRANT, BARGAIN AND SALE DEED

Incline Partners, LLC, a Nevada limited liability company, hereinafter referred to as **GRANTOR**, grants to **Jacob M. Phillips and Renny Amoriashimaputeri**, husband and wife as joint tenants with right of survivorship hereinafter referred to as **GRANTEE**, its successors and assigns, all that certain real property situated in the County of Douglas, State of Nevada, as described on Exhibit A-1 (the "**Property**"), attached hereto and incorporated herein by reference, along with the reservation of easements appurtenant for the benefit of that certain real property situated in the County of Douglas, State of Nevada, as described on Exhibit A-2 (the "**Dominant Tenement**"), attached hereto and incorporated herein by reference.

The easements appurtenant hereby reserved unto Grantor for the benefit of the Dominant Tenement shall run with the land and are described on Exhibit A-3, attached hereto and incorporated herein by reference.

Executed on November 23, 2015, at Gardnerville, NV.

Incline Partners, LLC, a Nevada limited liability company



Michael E. Flynn
Manager

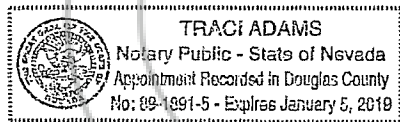
ALL PURPOSE ACKNOWLEDGEMENT

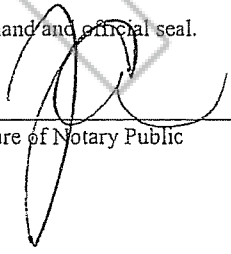
State of Nevada

County of Douglas

On November 23, 2015 before me, Traci Adams, notary public personally appeared Michael E. Flynn 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.

WITNESS my hand and official seal.





Signature of Notary Public

EXHIBIT A-1

Page 1 of 2

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

The Property is legally described as follows:

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

Being that portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 11 North, Range 21 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of said Southwest 1/4 of the Northeast 1/4 of Section 9; thence Northerly along the Easterly line of said Southwest 1/4, NORTH, 350.01 feet to the TRUE POINT OF BEGINNING; thence S. 74° 00' 00" W., 547.29 feet to a point on the Northeasterly right-of-way line of U. S. Highway 395, said right-of-way line being a curve concave to the Northeast and having a radius of 3725.00 feet, a radial line through said point bears S. 59° 54' 00" W.; thence Northwesterly along said curve through a central angle of 9° 27' 26" an arc distance of 614.85 feet to a point on said right-of-way line, a radial line through said point bears S. 69° 21' 26" W., thence leaving said right-of-way line N. 83° 44' 45" E., 124.54 feet to the beginning of a curve concave to the Southwest and having a radius of 25.00 feet; thence Southeasterly along said curve through a central angle of 72° 44' 00" an arc distance of 31.74 feet; thence S. 23° 31' 15" E., 214.13 feet to the beginning of a curve concave to the North and having a radius of 65.00 feet; thence Southeasterly and Northeasterly along said curve through a central angle of 131° 57' 45" an arc distance of 149.71 feet; thence N. 24° 31' 00" E., 81.95 feet to the beginning of a curve concave to the Southeast and having a radius of 25.00 feet; thence Northeasterly along said curve through a central angle of 63° 24' 30" an arc distance of 27.67 feet; thence N. 87° 55' 30" E., 174.48 feet to the beginning of a curve concave to the Northwest and having a radius of 75.00 feet; thence Easterly and Northerly along said curve through a central angle of 100° 21' 00" an arc distance of 131.36 feet to the ending point of said curve, a radial line through said point bears N. 77° 34' 30" E.; thence EAST 147.38 feet to a point on the Easterly line of said Southwest 1/4 of the Northeast 1/4 of Section 9; thence SOUTH, 372.06 feet along said Easterly line to the TRUE POINT OF BEGINNING.

The above described parcel is also shown as PARCEL F on that certain RECORD OF SURVEY MAP OF STODDARD JACOBSEN PARCELS D, E, F, G, & H, which was recorded November 25, 1965 as File No. 34665 in the Official Records of said Douglas County.

Note: This description was prepared from available records and is not representative of a field survey of the parcel described above.

Per NRS 11.312, this legal description was prepared by Western Surveying Services, whose mailing address is P.O. Box 6202, Gardnerville, Nevada 89460.

Prepared by: David D. Winchell PLS No. 3209. Dated: 8/17/15

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 September 4, 2015, as Document No. 886193 of Official Records.

EXHIBIT A-1

Page 2 of 2

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

Together with an easement for utility purposes, six feet in width, over and across Parcel G as shown on the Record of Survey for Stoddard Jacobsen recorded in the Office of the County Recorder, Douglas County, Nevada, on November 25, 1966, as Document no. 34665, the centerline of which is described as follows: Beginning at a point on the Southern boundary of said Parcel F which bears South 72°00'00" West 99.09 feet from the Southeast most corner of said parcel; thence from said point of beginning South 37°53'04" East, 10.00 feet more or less to an existing electrical transformer.

Assessor's Parcel Number(s):
1121-09-000-012

EXHIBIT A-2

LEGAL DESCRIPTION OF THE DOMINANT TENEMENT

The Dominant Tenement is legally described as follows:

A parcel of land located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 9, Township 11 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows: Commencing at the found 1/16 corner, a scribed hardwood post in a mound of rocks, which is the Southeast corner of the SW 1/4 of the NE 1/4 of said Section 9, and is the True Point of Beginning, being located on the East side of this parcel; proceed thence North 350.01 feet to the Northeast corner of the parcel; thence South 74°00' West 547.29 feet to a point on the Easterly 75 foot right-of-way line of Nevada State Highway, U.S. Route 395; thence Southeasterly along said right-of-way line around a curve to the left having a radius of 3,725 feet, a central angle of 7° and a length of 455.10 feet to a point marked by a concrete right-of-way monument; thence continuing along said right-of-way line South 37°06' East 440.55 feet to the most Southerly corner of the parcel; thence North 0°19'14" East 549.32 feet to the Point of Beginning, as the same is shown on that certain Record of Survey recorded in the office of the County Recorder of Douglas County, Nevada, on November 25, 1966 as File No. 34665.

The above described land is also designated as Parcel G as shown on the Record of Survey for Stoddard Jacobsen, filed in the office of the Douglas County Recorder on November 25, 1966, File No. 34655. The above metes and bounds description appeared previously in that certain document recorded November 8, 1993 in Book 1193, page 1293 as Document No. 322085 of Official Records.

Assessor's Parcel Number: 1121-09-000-013

EXHIBIT A-3

Reserving therefrom an easement for ingress, egress and utility purposes, twenty feet in width, the centerline of which is described as follows: Beginning at a point on the Southern boundary of said Parcel F which bears South 72°00'00" West 142.58 feet from the Southeast most corner of said parcel; thence from said point of beginning North 87°26'16" West, 40.49 feet to a point on the South boundary of the aforementioned Parcel F; thence across said Parcel F and along the existing traveled way North 87°26'16" West, 47.98 feet to the point of curvature of a tangent curve, concave to the northeast, having a radius of 50.00 feet and a central angle of 64°09'48"; thence along said curve to the West a distance of 55.99 feet, to the point of curvature of a reverse curve, concave to the east, having a radius of 190.00 feet a central angle of 48°13'05", and a chord of 155.22 feet bearing South 0°50'04" West; thence along said curve to the Northwest, a distance of 159.90 feet; thence North 24°56'37" East, 88.33 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 100.00 feet and a central angle of 35°15'49"; thence along said curve to the Northeast a distance of 61.55 feet, ; thence North 60°12'26" East, 14.67 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 19°45'47"; thence along said curve to the Northeast a distance of 34.49 feet, ; thence North 40°26'39" East, 6.66 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 20.00 feet and a central angle of 166°15'29"; thence along said curve to the Northeast a distance of 58.04 feet, ; thence South 54°11'09" West, 4.67 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 300.00 feet and a central angle of 32°32'14"; thence along said curve to the Southwest a distance of 170.36 feet, ; thence South 86°43'23" West, 45.92 feet to the point of curvature of a tangent curve, concave to the southeast, having a radius of 100.00 feet and a central angle of 45°01'53"; thence along said curve to the West a distance of 78.59 feet, ; thence South 41°41'30" West, 70.92 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 60.00 feet and a central angle of 133°57'06"; thence along said curve to the Southwest a distance of 140.27 feet, to the point of curvature of a reverse curve, concave to the west, having a radius of 50.00 feet a central angle of 14°05'32", and a chord of 12.27 feet bearing North 11°24'10" West; thence along said curve to the North, a distance of 12.30 feet; thence North 18°26'56" West, 104.17 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 125.00 feet and a central angle of 80°07'30"; thence along said curve to the North a distance of 174.81 feet, ; thence South 81°25'34" West, 59.96 feet more or less to the public right of way.

Also reserving therefrom an easement for utility purposes, having a width of six feet, the centerline of which is described as follows: Beginning at a point on the Southerly boundary of said Parcel F which bears South 72°00'00" West 102.88 feet from the Southeast most corner of said parcel; thence from said point of beginning North 64°22'41" West, 145.89 feet to an existing electrical transmission pole; said pole being the beginning of the portion of said easement having a width of ten feet; thence along the existing electrical pole line, having a width of ten feet and running South 86°25'29" West, 267.64 feet; thence North 23°18'06" West, 368.59 feet more or less to an existing joint utility pole; thence along said pole line South 68°24'54" West, 3.58 feet to a point hereafter referred to as Point A; thence continuing South 68°24'54" West 119.62 feet more or less to the public right of way.

Also reserving therefrom an easement for utility purposes, having a width of six feet in width, the centerline of which is described as follows: Beginning at the aforementioned Point A and running thence North 23°31'15" West, 34.91 feet to the point of curvature of a tangent curve, concave to the southwest, having a radius of 22.00 feet and a central angle of 72°44'00"; thence along said curve to the left a distance of 27.93 feet; thence South 83°44'45" West, 105.69 feet more or less to the public right of way.

Also reserving therefrom an easement for utility purposes, having a width of six feet in width, the centerline of which is described as follows: Beginning at a point on the Southerly boundary of said Parcel F which bears South 72°00'00" West 30.85 feet from the Southeast most corner of said parcel; thence from said point of beginning North 60°31'11" East, 31.92 feet to an existing telephone company service pole; thence along said pole line North 20°01'14" West, 185.34 feet; thence North 16°30'56" West, 199.99 feet more or less to the Northerly boundary of said Parcel F.

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1121-09-000-012
 - b)

- 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 | |
|---------------------------------|------------|
| DOCUMENT/INSTRUMENT #: | _____ |
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: _____ | |

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$0.00
- Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section #3
 - b. Explain Reason for Exemption: re-recording to correct legal description on previously recorded Document No. 2015-873273

- 5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity Escrow officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Incline Partners, LLC, a Nevada limited liability company
Address: P.O. Box 3740
City: Incline Village
State: NV **Zip:** 89450

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Jacob Phillips
Address: P.O. Box 10281
City: Zephyr Cove
State: NV **Zip:** 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
1513 Highway 395, Suite 101
City/State/Zip: Gardnerville, NV 89410

Esc. #: 075450-TEA