

DOUGLAS COUNTY, NV **2016-886188**
RPTT:\$6532.50 Rec:\$22.00
\$6,554.50 Pgs=9 **08/16/2016 02:01 PM**
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

A.P.N.: 1318-10-416-034
File No: 141-2505972 (NMP)
R.P.T.T.: \$6,532.50 C

When Recorded Mail To: Mail Tax Statements To:
Potgieter-Hammond Family Trust
112 Upper Mountain Avenue
Montclair, NJ 07042

GRANT, BARGAIN and SALE DEED

****This Deed is executed in counterpart, each of which is deemed to be an original but such counterparts together constitute but one and the same instrument.****

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

Wallbets LLC., a Idaho Limited Liability Company

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

Peter Daniel Potgieter and Janet Margaret Justine Hammond Co-Trustee(s) of the
Potgieter-Hammond Family Trust, dated July 20,2009 and restated July 26,2014

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

PARCEL A:

THE SOUTH 118.80 FEET OF LOT 7 IN BLOCK 6, AS SHOWN ON THE PLAT OF SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 6, 1948, AS MEASURED ALONG THE EAST AND WEST LINES OF SAID LOT.

PARCEL B:

LOT 6 IN BLOCK 6, OF PLAT OF SECOND ADDITIONS, TO ZEPHYR HEIGHTS SUBDIVISION, BEING A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 6, 1948, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 6 IN BLOCK 6 PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, BEING THE SOUTHERLY LOT CORNER COMMON TO SAID LOT 6 AND LOT 7, IN BLOCK 6, OF SAID SUBDIVISION; THENCE NORTH 0°05'51" EAST ALONG THE LOT LINE COMMON TO SAID LOTS A DISTANCE OF 118.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING AND CONTINUING NORTH 0°05'51" EAST ALONG SAID LOT LINE A DISTANCE OF 100.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 6; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6 ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, THE CENTER OF WHICH BEARS NORTH 24°46' 39" WEST THROUGH A CENTRAL ANGLE OF 45°12'25" FOR AN ARC LENGTH OF 71.01 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 20°00'55" EAST A DISTANCE OF 8.84 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 17,50 FEET, THROUGH A CENTRAL ANGLE OF 124°43'05 OF AN ARC LENGTH OF 38.07 FEET; THENCE SOUTH 35°16' EAST A DISTANCE OF 38.04 FEET TO A POINT IN SAID NORTHERLY LINE; THENCE LEAVING SAID LINE SOUTH 23°24' WEST A DISTANCE OF 144.00 FEET, MORE OR LESS, TO A POINT IN SAID LOT 6, FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 89°54'09" WEST A DISTANCE OF 47.00 FEET; THENCE NORTH 89°54'09" WEST A DISTANCE OF 47.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 22, 2015, AS INSTRUMENT NO. 874419.

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: 06/14/2016

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 14, 2016** under Escrow No. **141-2505972**.

COPY

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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: 06/14/2016

WALLBETS, LLC., a Idaho Limited Liability Company

By: _____

Name: Nancy J. Rothgeb

Title: Member

By: _____

Name: Wally M. Rothgeb

Title: Member

By: _____

Name: Barbara R. Michelsen

Title: Member

By: Susan J. Clendenin

Name: Susan J. Clendenin

Title: Member

STATE OF)

: ss.

COUNTY OF)

See attached

This instrument was acknowledged before me on _____ by

Notary Public

(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 14, 2016** under Escrow No. **141-2505972**.

COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

County of El Dorado

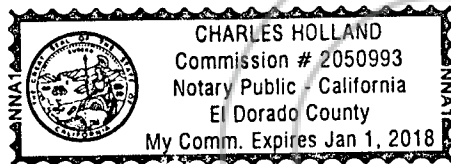
On 8/9/16 before me, Charles Holland Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Susan J Clendenin
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-10-416-034
- 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: \$1,675,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$1,675,000.00
- d) Real Property Transfer Tax Due \$6,532.50

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: WALLBETS, LLC by
Signature: Jessie J. Clendenen

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: WALLBETS, LLC
Address: 411 Deertrail Drive
City: Hailey
State: ID Zip: 83333

Print Name: Potgieter-Hammond Family Trust
Address: 112 Upper Mountain Ave
City: Montclair
State: NJ Zip: 07042

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

First American Title Insurance
Print Name: Company
Address P.O. Box 645
City: Zephyr Cove

File Number: 141-2505972 NMP/NMP
State: NV Zip: 89448

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