

DOUGLAS COUNTY, NV **2017-896331**
RPTT:\$70200.00 Rec:\$15.00
\$70,215.00 Pgs=2 **03/23/2017 03:56 PM**
RELIANT TITLE - RENO
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

Reliant Title
5485 Kietzke LN
Reno, NV 89511
Escrow No.: 202-1700172-JW

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

PRAY MEADOW LLC
Attn: Marilyn Sykes
Stoel Rives LLP
500 Capitol Mall, Suite 1600
Sacramento, CA 95814-3361

R.P.T.T.: \$70,200.00 ✓

A.P.N.: 1418-03-801-004

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Charlene C. Ying, Trustee of THE C.T. YING DYNASTY TRUST, dated July 18, 2011

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to PRAY MEADOW LLC, a Delaware Limited Liability Company

all that real property situated in Douglas County, State of Nevada, bounded and described as follows:

PARCEL 1:

BEGINNING at the meander corner of Lake Tahoe between Sections 3 and 10, Township 14 North, Range 18 East, M.D.B.&M., said meander corner being marked by an iron pipe set in concrete; thence North 59°34' East, 389.6 feet to an iron pin set in concrete on the Westerly side line of a 30 foot roadway; said point being the Southeasterly corner of the Ralph D. Brooks property; thence South 9°22' East, 182.21 feet along the Westerly line of said roadway to an iron pipe set in concrete; thence South 59°34' West, 324.1 feet to a point on the meander line of Lake Tahoe marked by an iron pin set in concrete; thence North 30°26' West, 170 feet along said meander line to the place of beginning.

PARCEL 2:

The point of beginning is the meander corner of Lake Tahoe between Sections 3 and 10, Township 14 North, Range 18 East, M.D.B.&M., said meander corner being marked by an iron pipe set in concrete; the Northerly boundary of the parcel herein above referred to is a line extending South 59°34' West from said point of beginning to the water line of Lake Tahoe; the easterly boundary of said parcel is a line extending from said point of beginning, South 30°26' East 170 feet along the meander line of said Lake Tahoe to a point; the Southerly boundary of said parcel is a line extending from said last mentioned point South 59°34' West to the water line of Lake Tahoe; and the Westerly boundary of said parcel is the water line of said Lake Tahoe.

59°34' West to the water line of Lake Tahoe; and the Westerly boundary of said parcel is the water line of said Lake Tahoe.

Excepting any portion of the above described property (Parcels 1 and 2) lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural low water or, if lake level has been artificially lowered.

The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on August 22, 2011 in Book 0811, Page 3768 as Instrument No. 788355, Official Records.

SUBJECT TO: 1. Taxes for the fiscal year 2016-2017.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Date: March 14, 2017

THE C.T. YING DYNASTY TRUST, dated July 18, 2011

BY: [Signature]
Charlene C. Ying, Trustee

STATE OF Nevada
COUNTY OF Washoe

I, J. Williams, a Notary Public for the County of Washoe and State of Nevada do hereby certify that Charlene C. Ying, Trustee

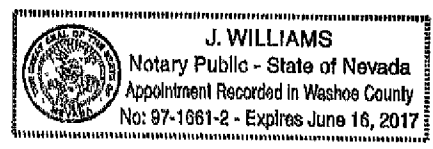
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of March, 2017.

[Signature]
Notary Public

My Commission Expires: 6/16/2017

(SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-03-801-004
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property:	<u>\$18,000,000.00</u>
b. Deed in Lieu of Foreclosure Only (value of property)	<u>(\$0.00)</u>
c. Transfer Tax Value:	<u>\$18,000,000.00</u>
d. Real Property Transfer Tax Due:	<u>\$70,200.00</u> ✓

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: THE C.T. YING DYNASTY TRUST, dated July 18, 2011
 Address: 4790 Caughlin Pkwy #505
 City: Reno
 State: NV Zip: 89519

Print Name: PRAY MEADOW, LLC, a Delaware Limited Liability Company
 Address: Attn: Marilyn Sykes, Steel River LLP
 City: 500 Capitol Mall, Suite 1600
 State: Sacramento, CA Zip: 95814-3361

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

Print Name: Reliant Title Esc. #: 202-1700172
 Address: 5485 Kletzke LN
 City: Reno State: NV Zip: 89511