

WHEN RECORDED MAIL ORIGINAL  
DEED AND TAX STATEMENTS TO:  
William O. Lurtz, Trustee  
Susie Lurtz, Trustee  
Lurtz 1991 Trust  
Post Office Box 49  
Glenbrook, Nevada 89413



KAREN ELLISON, RECORDER

APN 1418-10-610-003

**GRANT, BARGAIN and SALE DEED**

For a valuable consideration, receipt of which is hereby acknowledged, THE GLENBROOK CLUB, a Nevada non-profit corporation ("Grantor"), does hereby grant, bargain and sell to WILLIAM O. LURTZ and SUSIE ALICE BYRD LURTZ, Trustees of the Susie and William Lurtz 1991 Trust, Post Office Box 49, Glenbrook, Nevada 89413 ("Grantees"), all of its right, title and interest in and to the real property commonly known as 2068 Pray Meadow Road, more particularly described as:

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

Parcel F1 per Parcel Map LDA 16-028 for William O. Lurtz, filed for record on May 10, 2017, as Document 2017-898460, of Douglas County Official Records.

Together with all and singular tenements, hereditments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO:

1. General taxes for the current fiscal year.
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the real property prior to this Deed, and all other matters of record.
3. This Deed is being executed and delivered pursuant to the terms of an unrecorded Lease dated January 1, 1998, executed by Glenbrook Golf & Tennis Club, LLC, a Nevada limited liability company as Lessor, and Lawrence W. Ruvo Living Trust 1989 as Lessee, as disclosed by a Memorandum of Lease recorded on March 12, 1998, in Book 398, at Page 2600, as Document 434694, of Douglas County Official Records, and wherein the Lessee's interest under such Lease has been assigned to William O. Lurtz

and Susie Alice Byrd Lurtz, Trustees of the Susie and William Lurtz 1991 Trust by assignment, recorded on November 19, 2014, in Book 2014, as Document 853029, of Douglas County Official Records.

4. The real property shall only be used for one (1) single-family residence.

5. The real property shall not be used for commercial activities.

6. If the land coverage associated with the real property exceeds 12,131 square feet, the Grantor shall not be responsible to provide additional land coverage to the Grantees.

7. Pursuant to NRS 239B.030(4), the undersigned do hereby affirm that this document does not contain the social security number of any person.

8. The Grantor and Grantees acknowledge and consent to the matters set forth above.

DATED this 24<sup>TH</sup> day of ~~September~~ **OCTOBER**, 2017.

GRANTOR:  
THE GLENBROOK CLUB  
a Nevada non-profit corporation

By: *John Telischak*  
John Telischak  
Its: President

STATE OF NEVADA )  
*California* )  
                                  ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on September \_\_\_\_\_, 2017, by John Telischak, as President of The Glenbrook Club.

WITNESS my hand and official seal.

*\* see attached \**

\_\_\_\_\_  
NOTARY PUBLIC

## ACKNOWLEDGMENT

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 Marin

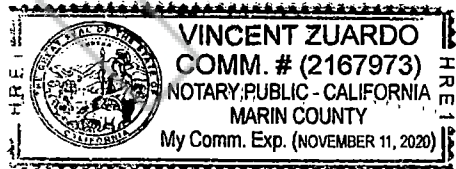
On 10/24/17 before me, Vincent Zuardo, Notary Public  
(insert name and title of the officer)

personally appeared John Telischak  
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 Vincent Zuardo (Seal)



GRANTEES:

THE SUSIE AND WILLIAM LURTZ  
1991 TRUST, aka THE LURTZ  
FAMILY 1991 TRUST

*William O. Lurtz, trustee*  
William O. Lurtz, trustee

*Susie Alice Byrd Lurtz, trustee*  
Susie Alice Byrd Lurtz, Trustee

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF DOUGLAS )

California  
Nevada County

This instrument was acknowledged before me on ~~September~~ <sup>November</sup>  
2, 2017, by William O. Lurtz and Susie Alice Byrd Lurtz,  
Trustees.

WITNESS my hand and official seal.

*[Signature]*  
NOTARY PUBLIC

**SEE ATTACHED FOR  
NOTARIAL WORDING  
& SEAL**



## ACKNOWLEDGMENT

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 Nevada )

On 2 November 2017 before me, Teddi Jaye Ditmore, Notary Public  
(insert name and title of the officer)

personally appeared William O Lurtz & Susie Alice Byrd Lurtz,  
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  (Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-10-610-003  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 850,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 3,315.00

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 William O. Lutz Capacity GRANTEE  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: THE GLENBROOK CLUB  
 Address: PO BOX 505  
 City: GLENBROOK  
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: SUSIE & WILLIAM LURTZ 1991 TRUST  
 Address: WILLIAM  
 Address: PO BOX 49  
 City: GLENBROOK  
 State: NV Zip: 89413

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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