

DOUGLAS COUNTY, NV **2018-910110**
RPTT:\$51265.50 Rec:\$35.00
\$51,300.50 Pgs=4 **02/06/2018 11:38 AM**
RELIANT TITLE - INCLINE VILLAGE
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

Reliant Title
937 Tahoe Blvd., Ste 130
Incline Village, NV 89451
Escrow No.: 203-1700441-KOT

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

Lake House II, LLC - Lake Front Series
c/o Castleman Office, 917 Tahoe Boulevard, Suite
200
Incline Village, NV 89451

R.P.T.T.: \$51,265.50

A.P.N.: 1418-10-401-002 and 1418-10-401-003

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That Paul F. Shoen, Trustee of the Paul F. Shoen Revocable Trust
U/A/D June 9, 2001

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

Convey to Lake House II, LLC - Lake Front Series, a Nevada Limited Liability Company

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

All that certain Property situated in the County of Douglas, and State of Nevada, being described as
follows:

Parcel 1A:

BEGINNING at the 1/4 Section corner on the South line of Section 10, Township 14 North, Range 18
East, Mount Diablo Base & Meridian; thence from said point of beginning South 92.80 feet; thence North
68 degrees 30' West 300.85 feet; thence North 12 degrees 05' 04" East 146.60 feet to the true point of
beginning;

THENCE FROM SAID TRUE POINT OF BEGINNING North 54 degrees 18'30" West 155.69'; thence
North 61 degrees 18' West 151.30 feet to the meander line of Lake Tahoe; thence along said meander
line North 51 degrees 47' East 105.98 feet; thence continuing along said line North 12 degrees 16' West
165.19 East; thence leaving said meander line South 42 degrees 41' East 360.77 feet; thence South 47
degrees 19' West 11.47 feet; thence South 12 degrees 05' 04" West 120.15 feet to the true point of
beginning.

Also having been described as Parcel C, Lot 4, Section 10, Township 14 North, Range 18 East,
M.D.B.&M., located at. Glenbrook, Douglas County, Lake Tahoe, State of Nevada

Parcel 1B:

BEGINNING at the Southwesterly corner of the hereinabove described Parcel C; thence along the meander line North 51 degrees 47' East 105.98 feet; thence continuing along said meander line North 12 degrees 16' West 165.19 feet; thence leaving said meander line North 42 degrees 41' West 46.14 feet to a point on the shore line of Lake Tahoe; thence along said shore line the following courses and Distances South 2 degrees 43' West 37.20 feet; South 24 degrees 36' West 56.00 feet; South 54 degrees 30' East 35.00 feet; South 14 degrees 00' East 60.00 feet; South 20 degrees 45' West 58.00 feet; South 28 degrees 11'25" West 41.98 feet; thence South 61 degrees 18' East 6.33 feet to the point of beginning

Parcel 1C:

A right of way over that certain road as now located or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property.

Reference is also made of record to that certain Record of Survey recorded December 28, 1995, Book 1295, Page 4312, as Document No. 377723, Official Records.

Note-The above legal description appeared previously in that certain Document recorded on October 19, 2006, as Document No. 0686825, Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 1418-10-401-002

Parcel 2A:

BEGINNING at the 1/4 section corner of the South line of Section 10, Township 14 North, Range 18 East, Mount Diablo Base & Meridian; thence from said point of beginning South 92.80 feet; thence North 68 degrees 30' West 300.85 feet; thence North 12 degrees 05'04" East 266.75 feet; thence North 47 degrees 19' East 11.47 feet to the true point of beginning; thence from said true point of beginning North 42 degrees 41' West 360.77 feet to a point on the meander line of Lake Tahoe; thence North 12 degrees 16' West 66.23 feet; thence continuing along said line North 58 degrees 49' East 91.84 feet; thence leaving said line South 42 degrees 41' East 399.58 feet; thence South 47 degrees 19' West 123.53 feet to the true point of beginning.

Parcel 2B:

BEGINNING at the Southwesterly corner of that certain parcel of land as described in Deed recorded in Book 29, under File No. 27374, and described as Parcel B, thence from said point of beginning along the meander line of Lake Tahoe, North 12, degrees 16' West 66.23 feet; thence continuing along said line North 58 degrees 49' East 91.84 feet; thence leaving said line North 42 degrees 41' West 64.33 feet to the shore line of Lake Tahoe; thence along said shore line the following courses and distances: South 62 degrees 12' West 24.00 feet, South 44 degrees 20' West 26.00 feet; South 22 degrees 43' West 24.00 feet; thence South 2 degrees 43' West 73.80 feet; thence leaving said shore line South 42 degrees 41' East 46.14 feet to the point of beginning. (Said parcel is appurtenant to Parcel 1 herein.)

Parcel 2C:

A right of way over that certain road as now located or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property.

Reference is also made of record to that certain Record of Survey recorded December 28, 1995, Book 1295, Page 4312, as Document No. 377723, Official Records.

Note-The above metes and bounds legal description appeared previously in that certain Document recorded on October 19, 2006, as Document No. 0686826, Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 1418-10-401-003

- SUBJECT TO: 1. Taxes for the fiscal year 2017-2018.
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.

COPY

Date: December 22, 2017

Paul F. Shoen Revocable Trust U/A/D June 9, 2001

BY: Paul F. Shoen, Trustee
Paul F. Shoen
Trustee

STATE OF NEVADA

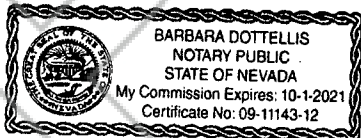
COUNTY OF Douglas

On this 3rd day of January, 2018, before me, a Notary Public in and for said County and State, personally appeared Paul F. Shoen, as Trustee of Paul F. Shoen Revocable Trust U/A/D June 9, 2001 the trust which executed the foregoing instrument, and acknowledged that he/she did sign said instrument as such Trustee on behalf of said trust, duly authorized; that said instrument was signed as his/her free act and deed of said trust.

Witness my hand and official seal, this the 3rd day of January, 2018.

Notary Public: Barbara Dottellis

My Commission Expires: 10-1-2021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1418-10-401-002
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: \$ 9,145,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
c. Transfer Tax Value: \$ 9,145,000.00
d. Real Property Transfer Tax Due: \$ 35,465.50

4. **IF EXEMPTION CLAIMED:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: 1 of 2 properties to be conveyed with attached Grant Deed.
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] DocuSigned by: _____ Capacity: Grantee
Signature: Corey Ryan Capacity: Grantee
7FC8187B4B7A49D...

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

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

Print Name: Paul F. Shoen Revocable Trust U/A/D
June 9, 2001
Address: 1335 Old Foothill Rd. So.
City: Gardnerville
State: NV Zip: 89460

Print Name: Lake House II, LLC - Lake Front Series
Address: c/o Castleman Office, 917 Tahoe
Boulevard, Suite 200
City: Incline Village
State: NV Zip: 89451

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

Print Name: Reliant Title Esc. #: 203-1700441
Address: 937 Tahoe Blvd., Ste 130
City: Incline Village State: NV Zip: 89451

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) _____
 b) 1418-10-401-003
 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: \$ 4,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$ 4,000,000.00
 d. Real Property Transfer Tax Due: \$ 15,400.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: 2 of 2 Properties to be conveyed with attached Grant Deed
 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: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Paul F. Shoen Revocable Trust U/A/D June 9, 2001
 Address: 1335 Old Foothill Rd. So
 City: Cardenasville
 State: NV Zip: 89460

Print Name: Lake House II, LLC - Lake Front Series
 Address: c/o Castleman Office, 917 Tahoe Boulevard, Suite 200
 City: Incline Village
 State: NV Zip: 89451

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

Print Name: Reliant Title Esc. #: 203-1700441
 Address: 937 Tahoe Blvd., Ste 130
 City: Incline Village State: NV Zip: 89451