

A.P.N.: 1418-03-802-003  
File No: 9015-2533890 (VT)  
R.P.T.T.: \$ 0.00

When Recorded Mail To:  
COOLEY LLP  
101 California Street, 5th Floor  
San Francisco, California 94111-5800  
Attn: Chris Hurtado

Mail Tax Statements To:  
Meridee A. Moore, Trustee  
3580 Jackson Street  
San Francisco, CA 94118

### ***GRANT, BARGAIN and SALE DEED***

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

Meridee A. Moore, as Trustee of THE KEVIN N. KING AND MERIDEE A. MOORE FAMILY TRUST u/t/a/ dated December 1, 2005

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

Meridee A. Moore, Trustee of THE MOORE/KING 2017 IRREVOCABLE CHILDREN'S TRUST u/a/d 12/22/2017

an undivided Ninety Percent (90%) interest in the real property situate in the County of Douglas, State of Nevada, described as follows:

#### **PARCEL 1:**

**A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT AN IRON PIN SET IN CONCRETE, AT THE SOUTHEASTERLY CORNER OF THE MATTHEWS PROPERTY, WHENCE THE MEANDER CORNER OF LAKE TAHOE BETWEEN SECTIONS 3 AND 10, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., BEARS SOUTH 69°43' WEST, 1206.1 FEET; THENCE NORTH 14°40' WEST, 286.54 FEET ALONG THE EASTERLY SIDE LINE OF SAID MATTHEWS PROPERTY TO AN IRON PIPE SET IN CONCRETE AT THE NORTHEASTERLY CORNER OF SAID MATTHEWS PROPERTY; THENCE SOUTH 88°32' EAST, 200 FEET TO AN IRON PIPE SET IN CONCRETE; THENCE SOUTH 16°04' EAST, 256 FEET TO AN IRON PIPE SET IN CONCRETE; THENCE SOUTH 82°30' WEST, 200 FEET TO THE PLACE OF BEGINNING.**

**PARCEL 2:**

**AN EASEMENT FOR BEACH AND RECREATIONAL PURPOSES DESCRIBED AS FOLLOWS:**

**ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST NORTHERLY CORNER OF "LOT G", A RECREATIONAL COMMON AREA OF GLENBROOK SUBDIVISION UNIT 3, AS SHOWN AND SO DESIGNATED ON THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, JUNE 13, 1980, DOCUMENT NO. 45299; THENCE FROM SAID POINT OF BEGINNING ALONG THE EAST LINE OF SAID LOT G SOUTH 16°11'12" EAST, 277.14 FEET; THENCE SOUTH 33°05'34" EAST, 49.99 FEET; THENCE LEAVING SAID EAST LINE SOUTH 56°48'00" WEST, 119.73 FEET MORE OR LESS TO A POINT ON THE WATER LINE OF LAKE TAHOE; THENCE ALONG SAID WATER LINE MORE OR LESS, NORTH 25°15'51" WEST, 318.05 FEET MORE OR LESS TO THE INTERSECTION OF SAID WATER LINE AND THE NORTH LINE OF SAID LOT G; THENCE ALONG SAID NORTH LINE NORTH 56°48'00" EAST, 157.00 FEET TO THE POINT OF BEGINNING.**

For complete legal see Exhibit A attached hereto  
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.

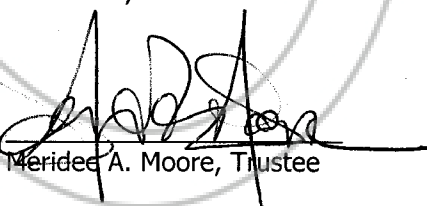
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

For purposes of clarification, after the recording of this deed, the resulting ownership interests in the property hereinabove described will be as follows:

Meridee A. Moore, Trustee of THE MOORE/KING 2017 IRREVOCABLE CHILDREN'S TRUST u/a/d 12/22/2017 will own an undivided ninety percent (90%) interest;

Meridee A. Moore, as Trustee of THE KEVIN N. KING AND MERIDEE A. MOORE FAMILY TRUST u/t/a/ dated December 1, 2005 will own an undivided ten percent (10%) interest.

Date: 1/30, 2018

  
Meridee A. Moore, Trustee

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 San Francisco

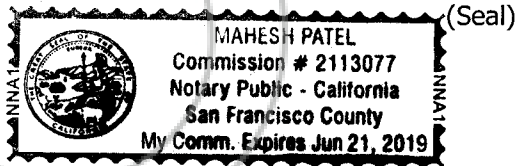
On 01/30/2019 before me, Mahesh Patel, Notary Public  
(insert name and title of the officer)

personally appeared Meridree A Moore, 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 



**EXHIBIT 'A'**

**PARCEL 1:**

**A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT AN IRON PIN SET IN CONCRETE, AT THE SOUTHEASTERLY CORNER OF THE MATTHEWS PROPERTY, WHENCE THE MEANDER CORNER OF LAKE TAHOE BETWEEN SECTIONS 3 AND 10, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., BEARS SOUTH 69°43' WEST, 1206.1 FEET; THENCE NORTH 14°40' WEST, 286.54 FEET ALONG THE EASTERLY SIDE LINE OF SAID MATTHEWS PROPERTY TO AN IRON PIPE SET IN CONCRETE AT THE NORTHEASTERLY CORNER OF SAID MATTHEWS PROPERTY; THENCE SOUTH 88°32' EAST, 200 FEET TO AN IRON PIPE SET IN CONCRETE; THENCE SOUTH 16°04' EAST, 256 FEET TO AN IRON PIPE SET IN CONCRETE; THENCE SOUTH 82°30' WEST, 200 FEET TO THE PLACE OF BEGINNING.**

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**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 05, 2006, IN BOOK 406, PAGE 1767, AS INSTRUMENT NO. 672154 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-03-802-003  
 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: <u>Trust OK BC</u>	

3. Total Value/Sales Price of Property: \$5,000,000.00  
 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 # 7  
 b. Explain Reason for Exemption: Transfer out of trust without consideration

5. Partial Interest: Percentage being transferred: 90.00 %

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 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 375.080, The Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Trustee

Signature [Signature] Capacity Trustee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Meridee Moore, Trustee  
 Address: 147 Pray Meadow Road  
 City: Glenbrook  
 State: NV Zip: 89413

Print Name: Meridee Moore, Trustee  
 Address: 147 Pray Meadow Road  
 City: Glenbrook  
 State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Christopher Hurtado Escrow # \_\_\_\_\_  
 Address: 101 California Street, 5th Floor  
 City: San Francisco State: CA Zip: 94111

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

C/o First American Title  
 2500 Paseo Verde Pkwy., Ste 120  
 Henderson, NV 89074