

APN: 1418-27-210-014

Escrow No. 00237127 - 001 - 20
RPTT 23,770.50
When Recorded Return to:
James Czajkowski
PO BOX 70442
ZEPHYR COVE, NV 89448

Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Bruin, LLC, a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to
James Czajkowski and David Sylvian-Czajkowski, a married couple, as Joint Tenants

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 18th day of June, 2018

****signatures and notary acknowledgement on page 2****

SPACE BELOW FOR RECORDER

Grant, Bargain, Sale Deed
Page 2

Bruin, LLC, a Nevada limited liability company

By: Miramar Fiduciary Corporation, a Nevada Corporation

Its: Manager



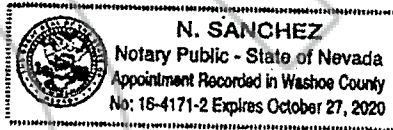
By: Cynthia M. Chiaro
Its: Secretary

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on June 18, 2018,
by Cynthia M. Chiaro.



NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Parcel No. 1:

The Southerly 25 feet of Lot 12 measured at a right angle from the Northwestern end line of said Lot and running parallel to and 25 feet distant from the Southeasterly side line of said Lot extended to the most Southerly line of Pittman Terrace, all of Lot 13 and the Northerly 25 feet of Lot 14, measured at a right angle from the Northwestern end line of said Lot and running parallel to and 25 feet distant from the Northwestern side line of said Lot extended to the most Southerly line of Pittman Terrace, as said Lots are shown on the map of Subdivision No. 1, Caverock Cove, Ltd., Tract, Section 27, Township 14 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada on the 26th day of September, 1936, as Document No. 3331.

Parcel No. 2:

Those strips of land lying between the Northwestern end line of each lot or portion of lot described in Parcel 1 here-in-above and the low water line of Lake Tahoe and lying between the side lines of each of said lots or portions of lots extended to the low water line of Lake Tahoe, further described in Decree Quieting Title, recorded December 9, 2014, as Document No. 2014-854132, Official Records, Douglas County, Nevada, as follows:

All that portion of Subdivision No. 1, Caverock Cove, Ltd., filed for record on September 26, 1936, as Document 3331;

Beginning at the Northwestern corner of Parcel 1 per that certain Grant, Bargain and Sale Deed recorded on October 7, 2010, as Document No. 771799, Douglas County Records;

Thence North 52°06'20" West 79.1 feet more or less to a point on the approximate Low-Water Line of Lake Tahoe, at elevation 6223.0 feet, Lake Tahoe Datum;

Thence Northerly along said approximate Low-Water Line the following 5 courses:

North 19°09'02" East 12.18 feet;
North 42°24'58" East 20.64 feet;
North 57°55'20" East 28.49 feet;
North 74°46'30" East 34.88 feet;
North 48°09'53" East 14.56 feet;

Thence leaving said approximate Low-Water Line South 50°03'20" East 63.4 feet more or less to the Northeast corner of said Parcel 1;

Thence Southwesterly along said Parcel 1 South 46°38'14" West 100.00 feet to the Point of Beginning.

SPACE BELOW FOR RECORDER

Excepting therefrom the above described Parcels 1 and 2, excepting any portion of the above described property lying within the bed of Lake Tahoe below the Line of Natural Ordinary High Water and also excepting any artificial accretions to the land waterward of the Line of Natural Ordinary High Water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

Parcel No. 3:

A non-exclusive right of use for ingress to and egress from the above described property for the installation, operation, maintenance, repair and replacement of utility services, that portion of the roadway designated on said map as "Pittman Terrace" and abandoned by resolution of the Douglas County Board of County Commissioners, a copy of which is recorded in Book D of Miscellaneous Records, at Page 321, Douglas County, Nevada, lying between the Northeasterly side line of the South 25 feet of said Lot 12 extended to the most Southerly line of said Pittman Terrace and the Northeasterly end of that portion of Pittman Terrace that was so abandoned.

Parcel No. 4:

A non-exclusive easement for ingress and egress over that portion of Pittman Terrace as delineated on the Map of said Caverock Cove, LTD., Tract and particularly described as follows, to wit:

All that portion of Pittman Terrace running Southwesterly from the line connecting the Southwest corner of Lot 25, with the angle from of road lying on the East line of Lot 11, to the South boundary of said subdivision, being a length of road approximately 279 feet along and 30 feet wide.

Except therefrom that certain parcel conveyed to the Tahoe-Douglas District in Deed recorded August 14, 1974 in Book 874, Page 428 as Document No. 74758 and further recorded June 25, 1987 in Book 687, Page 3219, Document No. 157156, both instruments respectively of Official Records.

Further excepting therefrom all that portion of said land set forth in Parcel 3 here-in-above.

A portion of the above metes and bounds description previously appeared in document recorded January 31, 2017, as Document No. 2017-894056, Douglas County, Nevada records.

A portion of the above metes and bounds description previously appeared in document recorded December 9, 2014, as Document No. 2014-854132, Douglas County, Nevada records.

SPACE BELOW FOR RECORDER

1. APN: 1418-27-210-014

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

Document Instrument No.:
Book: Page:
Date of Recording:
Notes:

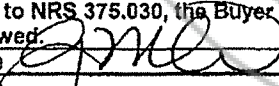
STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$6,095,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$
 Transfer Tax Value: \$6,095,000.00
 Real Property Transfer Tax Due: \$ 23,770.50

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 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 	Capacity <u>Seller</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Bruin, LLC, a Nevada limited liability company	Print Name: James Czajkowski
Address: 100 West Liberty Street 10 th Floor	Address: <u>PO BOX 10442</u>
City/State/Zip: Reno, NV 89501	City/State/Zip: <u>ZEPHYR CANYON, NV 89448</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00237127-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

1. APN: 1418-27-210-014

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- b) Single Fam. Res.
- c) Condo/Twnhse
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Signature _____	Capacity <u>Buyer</u>
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(Required)	(Required)
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Address: 100 West Liberty Street 10 th Floor	Address: <u>PO BX 10442</u>
City/State/Zip: Reno, NV 89501	City/State/Zip: <u>ZEPHYR COVE, NV 89442</u>

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