

1418-34-201-009 (New)
APN# 1418-34-201-006 (Old)



KAREN ELLISON, RECORDER E09

Recording Requested by/Mail to:
Name: Thomas J. Hall, Esq.
Address: P.O. Box 3948
City/State/Zip: Reno, NV 89505

Mail Tax Statements to:
Name: Kirk B. Ledbetter, Manager
Address: P.O. Box 769
City/State/Zip: Zephyr Cove, NV 89448

Grant, Bargain & Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature
Thomas J. Hall, Esq.

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECORDING REQUESTED BY:
Kirk B. Ledbetter
Debra K. Ledbetter
Post Office Box 769
Zephyr Cove, Nevada 89448

APN 1418-34-201-006

Pursuant to NRS 239B.030(4), the undersigned affirm that the foregoing instrument does not contain the social security number of any person.

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KIRK B. LEDBETTER and DEBRA K. LEDBETTER, husband and wife, as Grantors, do hereby **GRANT, BARGAIN and SELL** to 1210 HIGHWAY 50, LLC, a Nevada limited liability, whose address is Post Office Box 769, Zephyr Cove, Nevada 89448, as Grantee, all of their right, title and interest in and to the real property situate in Douglas County, Nevada, and particularly described on Exhibit A attached hereto.

TOGETHER with all and singular tenements, hereditaments, appurtenances, water rights and easements thereon or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold the said premises unto Grantee and to his successors and assigns forever.

DATED this 11th day of June, 2018.

GRANTORS:


KIRK B. LEDBETTER


DEBRA K. LEDBETTER

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on June 11, 2018, by Kirk B. Ledbetter and Debra K. Ledbetter.

WITNESS my hand and official seal.

Sharon M. Knudson

NOTARY PUBLIC

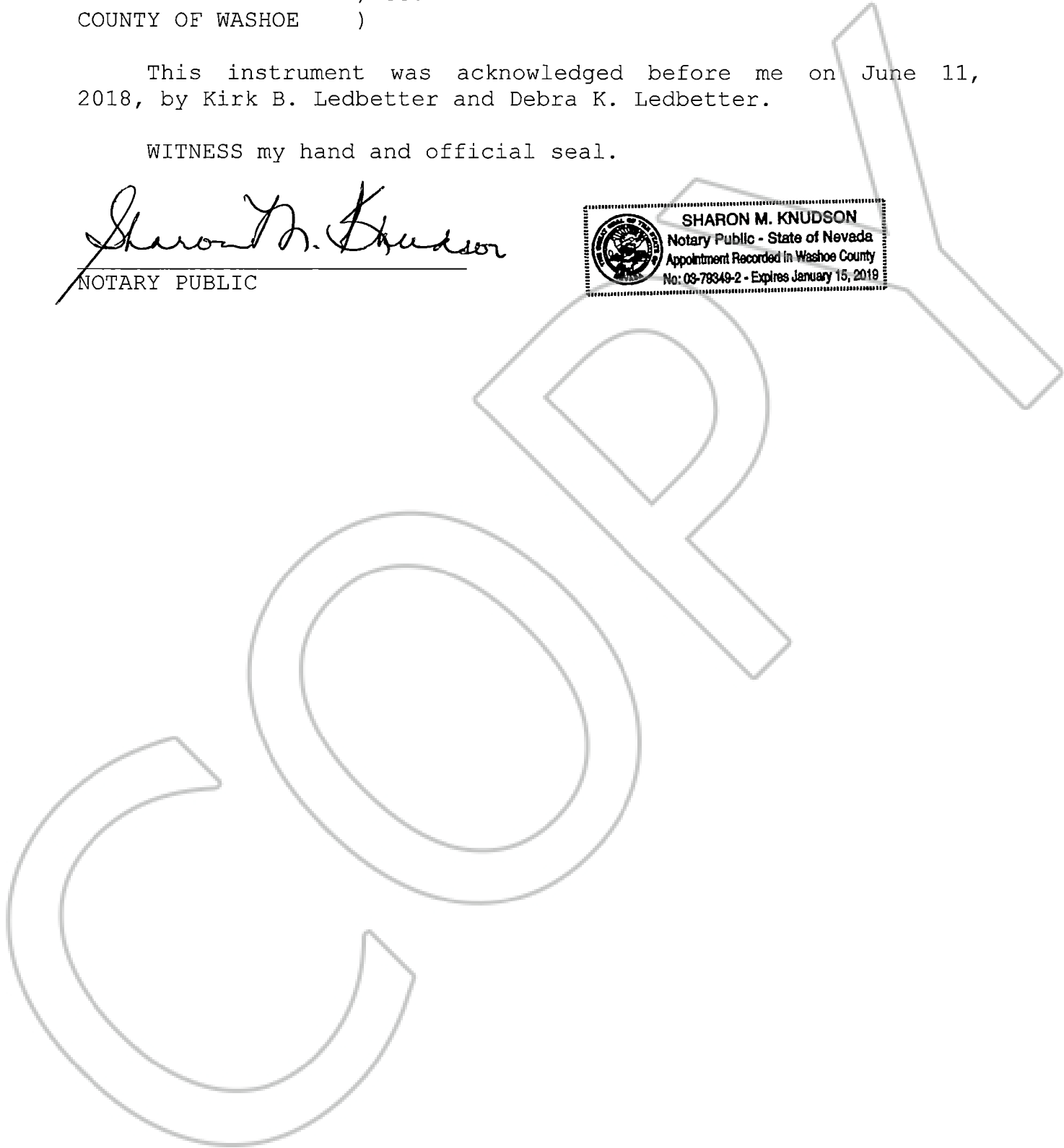


EXHIBIT A

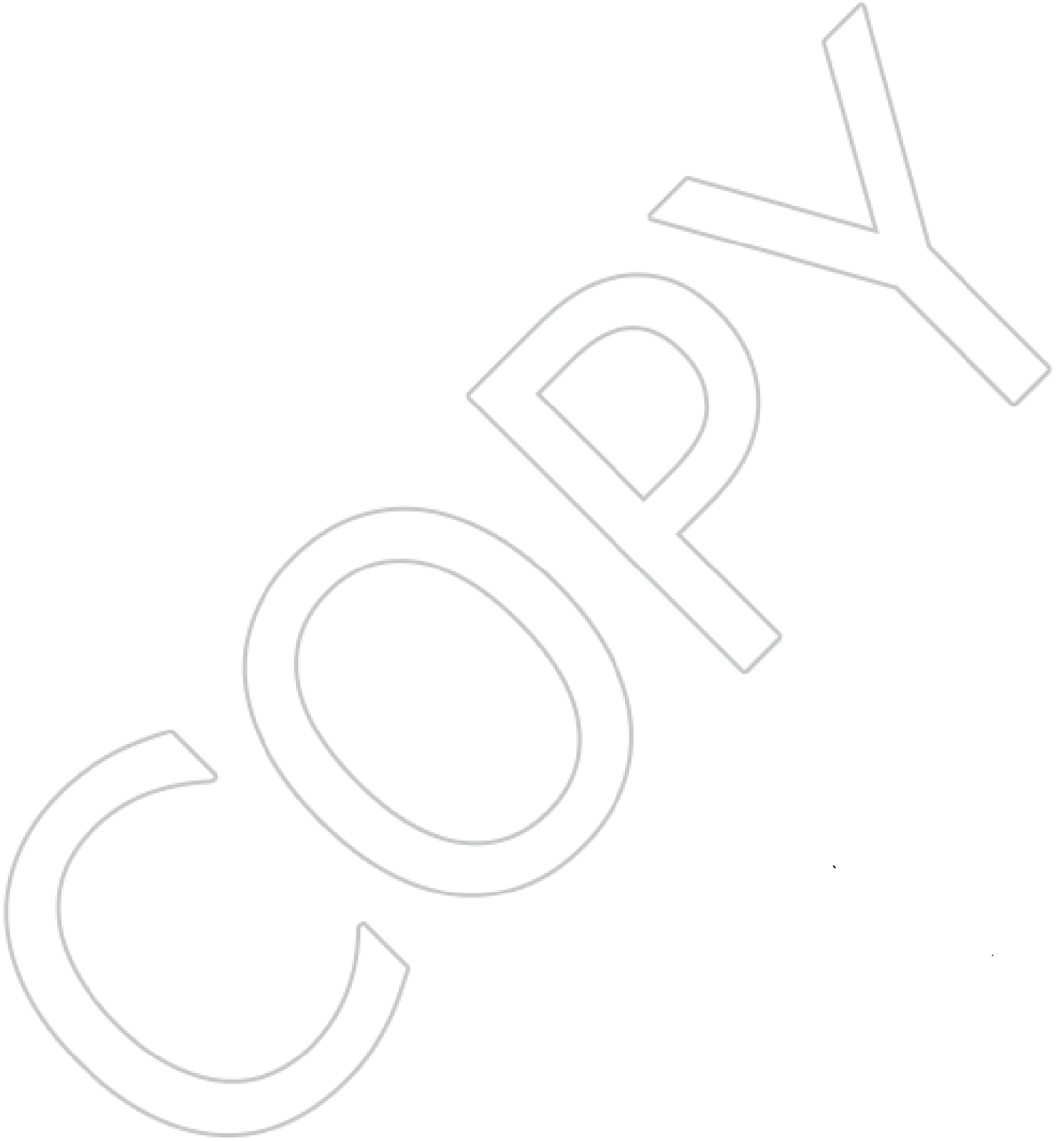


EXHIBIT A

April 27, 2018
17001

DESCRIPTION

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

All that portion of Government Lot 2 of Section 34, Township 14 North, Range 18 East, MDM, being a portion of Lot 7 per the A. Cohn Tract, filed for record on March 5, 1947 as Document Number 004437, together with all that portion lying Westerly of said Government Lot 2 and Westerly of said Lot 7 per the A. Cohn Tract, being more particularly described as follows:

Beginning at a Point on the South line of said Lot 2 of Section 34, and the South line of said Lot 7, and the Westerly Right-of-way of U.S. Highway 50, which bears North $89^{\circ}53'00''$ West 525.29 feet from a BLM brass disk marked T.14N. R.18E., C1/4 S34, 1991, being the Southeast corner of said Lot 2 of Section 34,

thence along said South line of said Lot 2 of Section 34 and the South line of said Lot 7 North $89^{\circ}53'00''$ West 789.88 feet to the Meander Line of Lake Tahoe;

thence continuing North $89^{\circ}53'00''$ West 138.52 feet to the approximate Low-Water Line of Lake Tahoe, having an elevation of 6223.0 feet, Lake Tahoe Datum;

thence along said approximate Low-water Line of Lake Tahoe the following four(4) courses:

- (1) North $02^{\circ}03'21''$ West 41.30 feet
- (2) North $14^{\circ}11'08''$ West 38.82 feet
- (3) North $01^{\circ}54'22''$ East 10.26 feet
- (4) North $17^{\circ}43'02''$ East 15.74 feet

thence South $89^{\circ}53'00''$ East 86.58 feet to said Meander Line of Lake Tahoe;

thence continuing South $89^{\circ}53'00''$ East 844.44 feet along the Northerly line of said Lot 7 to said Westerly Right-of-Way of U.S. Highway 50;

thence leaving said North line of said Lot 7 along said Westerly Right-of-Way of U.S. Highway 50 on a non-tangent curve concave to the West with a radius of 810.00, a central angle of $07^{\circ}22'34''$, and an arc length of 104.28 feet, the chord of said curve bears South $01^{\circ}46'50''$ East 104.21 feet to the Point of Beginning.

Containing 2.230 acres, more or less.

The Basis of Bearing for this description is based upon the above referenced A. Cohn Tract filed for record on March 5, 1947 as Document Number 004437.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-201-009 (NEW)
 b) ~~1418-34-201-006~~ (OLD)
 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: <i>Verified LLC docs - J</i>	

3. Total Value/Sales Price of Property: \$2,772,786.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: _____
Transfer to a corporation . . . 100% ownership

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 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 *Thomas J. Hall* Capacity _____ Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kirk B. Ledbetter & Debra K. Ledbetter
 Address: Post Office Box 769
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 1210 Highway 50, LLC
 Address: Post Office Box 769
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Thomas J. Hall, Esq. Escrow # _____
 Address: Post Office Box 3948
 City: Reno State: NV Zip: 89505

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