

NEW 1418-34-201-008

APN# 1418-34-201-005

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

Address: P.O. Box 769

City/State/Zip: Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

E09

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

Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

WHEN RECORDED MAIL ORIGINAL  
DEED AND TAX STATEMENTS TO:

Kirk B. Ledbetter  
Debra K. Ledbetter  
Post Office Box 769  
Zephyr Cove, Nevada 89448

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

APN 1418-34-201-005

**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 1218  
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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights,  
Rights of Way and Easement now of record.

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

DATED this 9 day of July, 2018.

GRANTORS:

  
KIRK B. LEDBETTER

  
DEBRA K. LEDBETTER

STATE OF NEVADA )  
 ) ss.  
COUNTY OF ~~WASHOE~~ *Douglas*

This instrument was acknowledged before me on July 9, 2018, by Kirk B. Ledbetter and Debra K. Ledbetter.

WITNESS my hand and official seal.

*Theresa Larsen*  
NOTARY PUBLIC

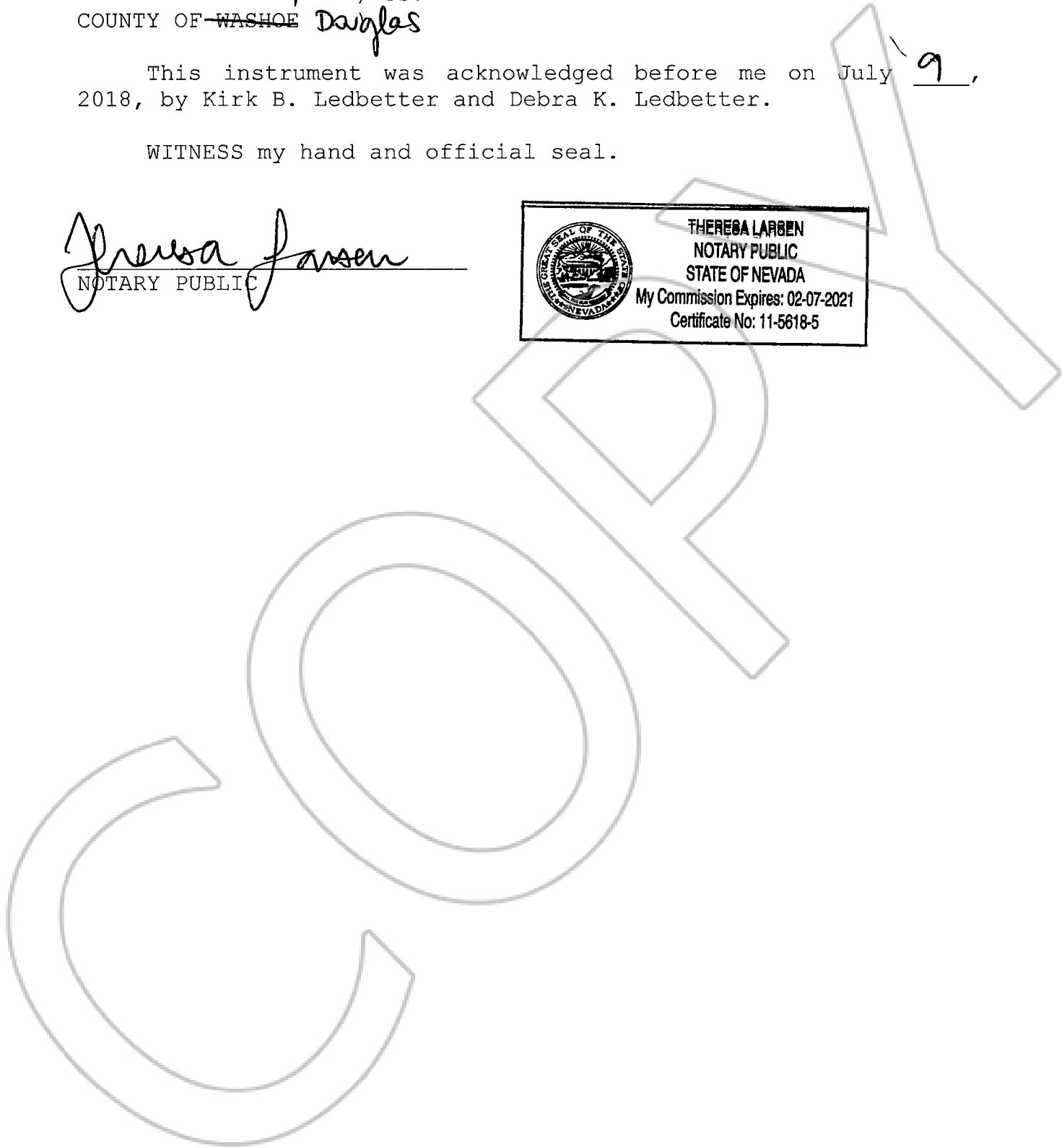
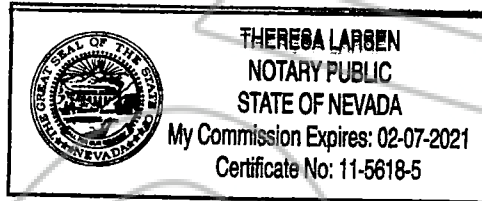


EXHIBIT A

COPY

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 6 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 6 per the A. Cohn Tract, being more particularly described as follows:

Commencing at a Point on the South line of said Lot 2 of Section 34, and the South line of Lot 7 per said A. Cohn Tract, 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 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 North  $01^{\circ}46'50''$  West 104.21 feet to the Point of Beginning,

thence along the South line of said Lot 6 North  $89^{\circ}53'00''$  West 844.44 feet to the Meander Line of Lake Tahoe;

thence continuing North  $89^{\circ}53'00''$  West 86.58 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  $17^{\circ}43'02''$  East 14.46 feet
- (2) North  $54^{\circ}44'10''$  West 26.73 feet
- (3) North  $35^{\circ}23'52''$  West 32.88 feet
- (4) North  $39^{\circ}18'09''$  West 42.79 feet

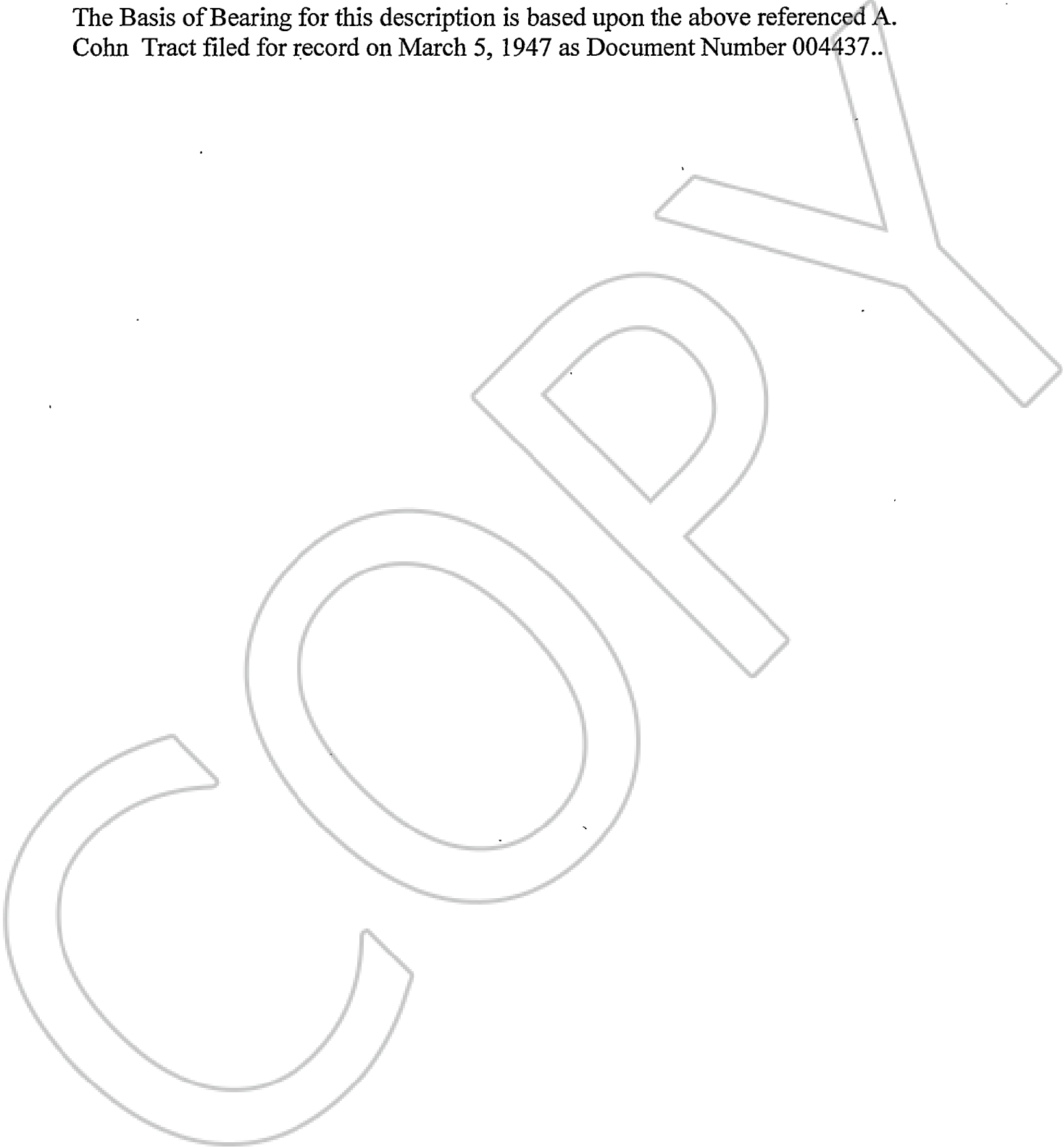
thence South  $89^{\circ}48'33''$  East 100.84 feet to said Meander Line of Lake Tahoe;

thence continuing South  $89^{\circ}48'33''$  East 880.47 (cited South  $89^{\circ}53'00''$  East) feet to said Westerly Right-of-Way of U.S. Highway 50;

thence 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  $06^{\circ}16'50''$ , and an arc length of 88.79 feet, the chord of said curve bears South  $08^{\circ}36'32''$  East 88.75 feet to the Point of Beginning.

Containing 1.932 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..



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-34-201-008  
 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: Operating Agr OK BE

3. Total Value/Sales Price of Property: \$2,726,729.00  
 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, assignment or other conveyance of real property 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 [Signature] Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

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

Print Name: 1218 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