

APN# 1418-34-201-009



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

KAREN ELLISON, RECORDER E09

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

GRANT, BARGAIN & SALE DEED

Title of Document (required)

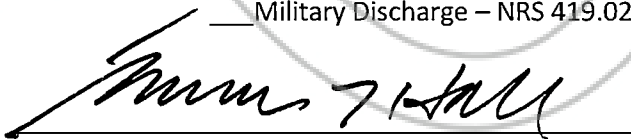
------(Only use if applicable)-----

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 # 2018-916281, and is correcting
vesting to correct the chain of title

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.

OLD APN 1418-34-201-006
NEW APN 1418-34-201-009

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged, KIRK B. LEDBETTER and DEBRA K. LEDBETTER, Trustees
of the KIRK B. LEDBETTER AND DEBRA K. LEDBETTER TRUST, dated
June 11, 2018, as Grantors, do hereby **GRANT, BARGAIN and SELL** to
1210 HIGHWAY 50, LLC, a Nevada limited liability company, 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 5th day of November, 2018.

GRANTORS:

KIRK B. LEDBETTER AND
DEBRA K. LEDBETTER TRUST,
dated June 11, 2018


KIRK B. LEDBETTER, TRUSTEE


DEBRA K. LEDBETTER, TRUSTEE

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on November 5, 2018, by Kirk B. Ledbetter and Debra K. Ledbetter, Trustees.

WITNESS my hand and official seal.

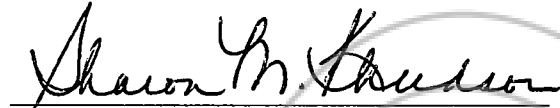

NOTARY PUBLIC



EXHIBIT A

January 23, 2018
17001

DESCRIPTION

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

All that portion lying Westerly thereof Government Lot 2 of Section 34, Township 14 North, Range 18 East, NDM, and Westerly thereof Lot 7 per the Cohn, A Tract, filed for record on March 5, 1947 as Document Number 004437, 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 said Lot 7, and the Westerly Right-of-way of U.S. Highway 50, which bears North 89°53'00" West 525.29 feet from a BLM brass disk marked T.14N. R.18E., C 1/4 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° 53'00" West 789.88 feet to the Meander Line of Lake Tahoe, being the Point of Beginning;

thence North 89°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°03'21" West 41.30 feet
- (2) North 14°11 '08" West 38.82 feet
- (3) North 01°54'22" East 10.26 feet
- (4) North 17°43'02" East 15.74 feet

thence South 89° 53'00" East 86.58 feet to said Meander Line of Lake Tahoe;

thence along said Meander Line of Lake Tahoe South 29°00'00" East 119.22 feet to the Point of Beginning.

Containing 11,917 square feet, 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.

Refer this description to your title company before incorporating into any legal document.

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-34-201-009
 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: <i>St. Op. Agent, Consent & Resolution</i>	

3. Total Value/Sales Price of Property: \$2,722,786.00
 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 of title 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)**

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

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

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