

APN# 1418-03-401-017

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: Hollister Ray Brown

Address: 12701 Monterey Path

City/State/Zip: Austin, TX 78732

Grant, Bargain and 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)

Thomas J. Hall
Signature

Thomas J. Hall, Esq.
Printed Name

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

WHEN RECORDED MAIL ORIGINAL
AND TAX STATEMENTS TO:
Hollister Ann Ray Brown
12701 Monterey Path
Austin, TX 78732

APN 1418-03-401-017

RPTT = \$ 0.00

GRANT, BARGAIN and SALE DEED

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

HOLLISTER ANN RAY BROWN and MICHAEL L. BROWN, as Trustees of the Brown Trust, dated April 4, 2013, as to an undivided 30.323703% interest;

MARCIA ELLEN RAY, or her successors, as Trustee of the Marcia E. Ray 2011 Revocable Trust dated June 3, 2011, as amended, as to an undivided 26.574403% interest;

RICHARD GRAYSON RAY, JR., as Trustee of the Richard and Sharon Ray Living Trust, dated March 7, 2016, as to an undivided 22.368734% interest;

KEATON ANN RAY, an unmarried woman as her sole and separate property, as to an undivided 5.47713% interest;

RICHARD GRAYSON RAY, III, an unmarried man as his sole and separate property, as to an undivided 5.47713% interest;

ERIN LEIGH DAY as Trustee of the Day Family Revocable Trust Agreement, dated April 5, 2016, as to an undivided 3.3743% interest;

HILLARY ANN BROWN, an unmarried woman as her sole and separate property, as to an undivided 3.3743% interest;

MARI RICHARDSON RAY, an unmarried woman as her sole and separate property, as to an undivided 3.0303% interest, ("Grantors"),

do hereby **GRANT, BARGAIN and SELL** to Twain's View, LLC, a Nevada limited liability company, ("Grantee"), 305 South Arlington Avenue, Reno, Nevada 89501, all their rights, title and interests in and to the real property in the Community of Glenbrook, County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto.

TOGETHER with all tenements, hereditaments and appurtenances, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

TOGETHER with any and all access to Lake Tahoe, and to all related piers, docks or buoys.

Property known as: 2224 Lands End Road, Glenbrook, NV 89413

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.

DATED this 29 day of May, 2019.

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.

GRANTOR:

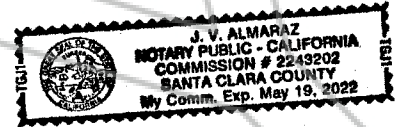
The Marcia E. Ray 2011 Revocable Trust dated June 3, 2011, as amended

Marcia Ellen Ray
Marcia Ellen Ray, Trustee

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 4 day of May 2019, by Marcia Ellen Ray, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature



Insert California Notary

COPY

GRANTOR:

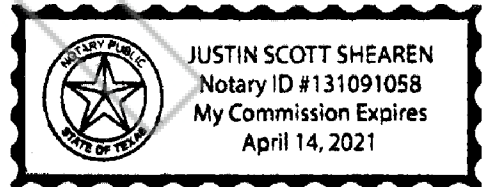
The Brown Trust,
dated April 4, 2013

Hollister Ann Ray Brown Trustee
Hollister Ann Ray Brown, Trustee

Michael L. Brown, Trustee
Michael L. Brown, Trustee

Insert Texas Notary

Justin Shearen
6/11/2019



TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of TRAVIS

Before me,

JUSTIN SHEAREN, NOTARY PUBLIC

*Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"*

on this day personally appeared

MICHAEL BROWN ; HOLLISTER BROWN

Name of Signer

- known to me
 proved to me on the oath of

Name of Credible Witness

proved to me through _____

TEXAS DRIVERS LICENSES

Description of Identity Card or Document

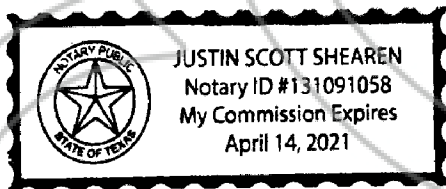
to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

11th day of JUNE, 2019
Day Month Year

Justin Shearen

Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document


Title or Type of Document: GRANT, BARGAIN AND SALE DEED, TWAIN'S VIEW LLC

Document Date: _____ Number of Pages: 12

Signer(s) Other Than Named Above: _____

GRANTOR:

Richard and Sharon Ray Living Trust,
dated March 7, 2016


Richard Grayson Ray, Jr., Trustee

Insert California Notary

SEE ATTACHED
NOTARIAL CERTIFICATE

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

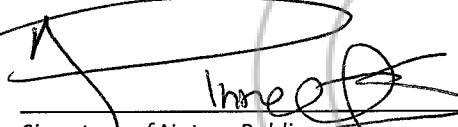
A notary public or other officer completing this certificate verifies only the identity of the individual, who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Ventura)

On May 7, 2019 before me, Jasmine Janae Threats , Notary Public
personally appeared Richard Grayson Ray Jr ,

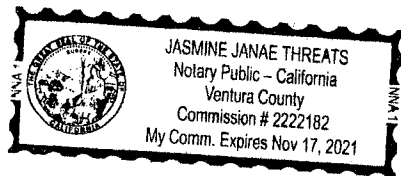
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public

Notary Seal)



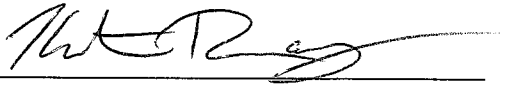
_____**ADDITIONAL OPTIONAL INFORMATION**_____

Description of Attached Document

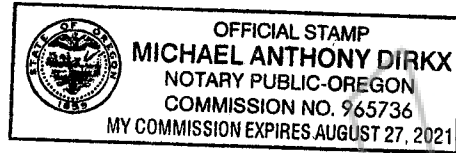
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____

GRANTOR:



Keaton Ann Ray

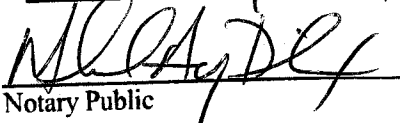


Insert Oregon Notary

State of Oregon

County of CLATSOP

Signed and sworn to (or affirmed) before me
on 16th by MAY, 2019



Notary Public

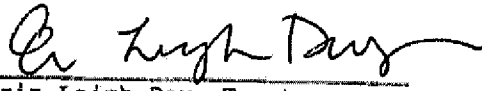
MICHAEL ANTHONY DIRKS

COPIES

COPIES

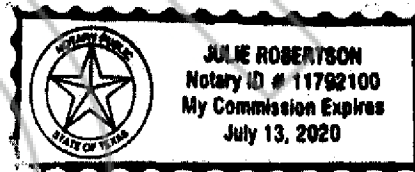
GRANTOR:

Day Family Revocable Trust Agreement,
dated April 5, 2016

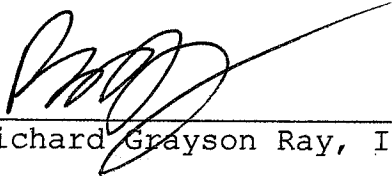

Erin Leigh Day, Trustee

Subscribed and sworn to me
this 11 day of 06, 2019.
State of Texas
County of Travis


Notary Public



GRANTOR:



Richard Grayson Ray, III

Insert California Notary

COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles

On May 17, 2019 before me, _____
Date

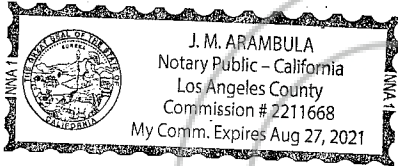
J.M. Arambula, Notary Public

Here Insert Name and Title of the Officer

personally appeared _____

Richard Gosztoni, III
Name(s) of Signer(s)

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 _____

J. M. Arambula
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain & Sale

Document Date: 5/17/19

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

Corporate Officer - Title(s): _____

Corporate Officer - Title(s): _____

Partner - Limited General

Partner - Limited General

Individual

Attorney in Fact

Individual

Attorney in Fact

Trustee

Guardian of Conservator

Trustee

Guardian of Conservator

Other: _____

Other: _____

Signer is Representing: _____

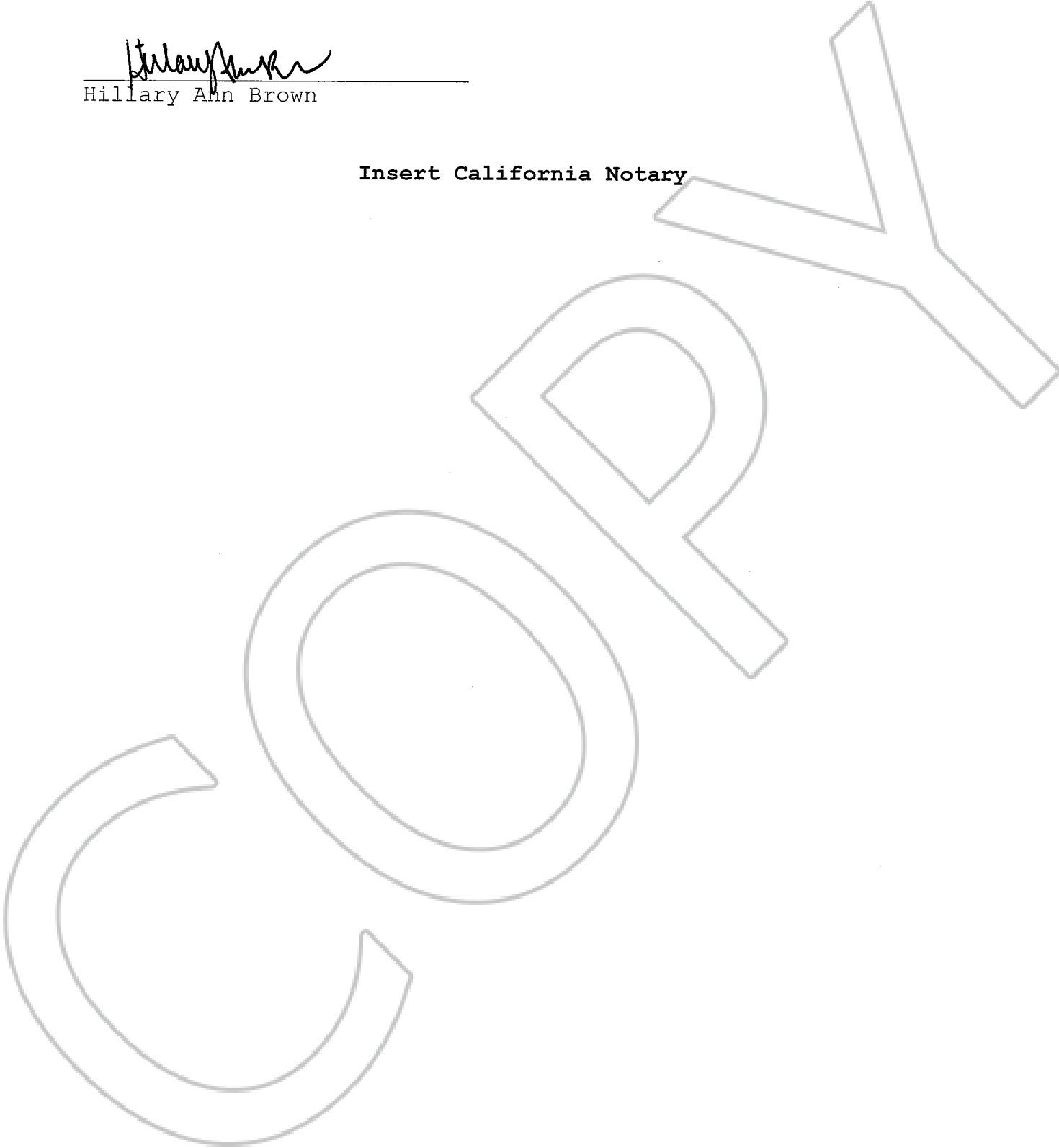
Signer is Representing: _____

GRANTOR:



Hillary Ann Brown

Insert California Notary



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Orange)

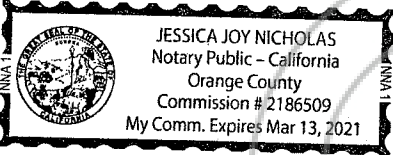
On May 15, 2019 before me, Jessica Joy Nicholas, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Hillary Ann Brown
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~(s) 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 Jessica Joy Nicholas
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

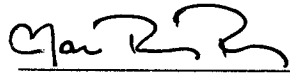
Title or Type of Document: Grant, Bargain and Sale Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

GRANTOR:



Mari Richardson Ray

Insert California Notary

COPY

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 Grant, Bargain and Sale Deed

2 Exhibit A Legal Description APN 1418-03-401-017

3 —

4 —

5 —

6 —

Signature of Document Signer No. 1
Mari

Signature of Document Signer No. 2 (if any)

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 LOS ANGELES

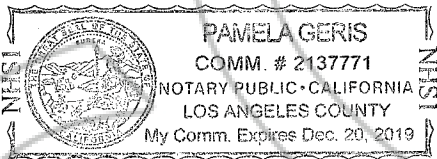
Subscribed and sworn to (or affirmed) before me
on this 17th day of MAY, 2019
by Date Month Year

(1) MARI RICHARDSON RAY

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Pamela Geris
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

EXHIBIT A
Legal Description
APN 1418-03-401-017
2224 Lands End Drive, Glenbrook, NV 89413

All of that certain parcel of land depicted on a Record of Survey filed on October 11, 2013, as Document 832013 in the office of the Douglas County Recorder, lying entirely within the Southwest One-Quarter of Section 3, Township 14 North, Range 18 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of said Section 3, being a two-inch pipe set in a mound of stone;

Thence S $89^{\circ}21'$ E along the east-west centerline of said Section 3 a distance of 1,312.03 feet to the NE corner of the parcel of land described in the deed to W.J. Harris recorded in Book U, at Page 89, in said Douglas County records;

Thence S $00^{\circ}39'$ E along the Easterly line of said Harris parcel a distance of 1,109.03 feet;

Thence S $75^{\circ}08'50''$ W a distance of 132.98 feet;

Thence South a distance of 382.23 feet to the POINT OF BEGINNING, being a point on the Southerly line of Land's End Road as described as Document 823274 in said Douglas County records as an exception for road easement purposes, said point being marked by a $\frac{5}{8}$ -inch rebar with plastic cap bearing the PLS no. 6497;

Thence South a distance of 244.21 feet to the Meander Line for Lake Tahoe;

Thence continuing South a distance of 41.70, more or less, to the low water line of Lake Tahoe at elevation 6223 feet above sea level, being the shoreward boundary of lands owned by the State of Nevada within the bed of Lake Tahoe;

Thence along said low water line of Lake Tahoe as approximated by the following four courses:

- 1) S $68^{\circ}29'38''$ W a distance of 52.68 feet;
- 2) S $54^{\circ}54'22''$ W a distance of 31.69 feet;
- 3) S $74^{\circ}09'42''$ W a distance of 25.79 feet;
- 4) N $78^{\circ}25'42''$ W a distance of 36.32 feet;

Thence North a distance of 23.84 feet to said Meander Line for Lake Tahoe;

Thence continuing North a distance of 270.18 feet to a point on said Southerly line of Land's End Road, being marked with a $\frac{3}{4}$ -inch iron pipe with plastic cap bearing the PLS no. 3519;

Thence along said Southerly line of Land's End Road for the following two courses:

- 1) N 79°10'30" E a distance of 107.89 feet;
- 2) N 73°07'00" E a distance of 30.68 feet to the POINT OF BEGINNINGS;

Containing 40,229 feet, or 0.92 acres, more or less.

Basis of Bearings: The East line of the above described parcel as defined by the line from the described Point of Beginning to a found rebar with cap bearing the PLS 2280 at a distance of 215.91 feet South from said Point of Beginning.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1418-03-401-017
 - 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: Verified Twain's View LLC
membership summary ~A.B.
6/13/19

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 9
 - b. Explain Reason for Exemption: All Grantors of this property are members of the
Grantee entity.

5. Partial Interest: Percentage being transferred: 100.0 %

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: Hollister Ann Ray Brown
 Address: 12701 Monterey Path
 City: Austin
 State: Texas Zip: 78732

Print Name: Twain's View, LLC
 Address: 305 South Arlington Avenue
 City: Reno
 State: Nevada Zip: 89501

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Thomas J. Hall, Esq. Escrow # _____
 Address: P.O. Box 3948
 City: Reno State: Nevada Zip: 89505

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