

A.P.N.: 1219-15-001-111
File No: 143-2566747 (mk)
R.P.T.T.: \$5,460.00

When Recorded Mail To: Mail Tax Statements To:
Atahualpa Trust (United States)
C/O David M.W. Harvey, Trustee
135 Lake Street South Ste 272
Kirkland, WA 98033

GRANT, BARGAIN and SALE DEED

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

Richard Berteau, Trustee of the RB 2004 GRAT Trust dated May 17, 2004, as to Parcel I and Richard Berteau and Hyla Holmes Berteau, as Trustees of the Berteau 2009 Irrevocable Trust fbo Alexander H. Berteau, dated January 28, 2009, as to an undivided fifty percent (50%) interest and Richard Berteau and Hyla Holmes Berteau, as Trustee of the Berteau 2009 Irrevocable Trust fbo Beth Bay Berteau, dated January 28, 2009, as to an undivided fifty percent (50%) interest, as to Parcel II

do(es) hereby *GRANT, BARGAIN and SELL* to

David M.W. Harvey, trustee of Atahualpa Trust (United States) dated February 4, 2011 as amended

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

PARCEL I:

ALL THAT PORTION LYING WITHIN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89° 51' 51" EAST, 1177.58 FEET; THENCE SOUTH 00° 15' 36" EAST, 1620.02 FEET; THENCE SOUTH 89° 44' 24" WEST, 1177.46 FEET; THENCE NORTH 00° 15' 52" WEST, 1622.57 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 28, 2004 IN BOOK 504, PAGE 15429, AS DOCUMENT NO. 0614678 OF DOUGLAS COUNTY OFFICIAL RECORDS.

PARCEL II:

THAT CERTAIN PLANNED UNIT DEVELOPMENT 2014-1 OF JOB'S PEAK RANCH UNIT 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 13, 1997 IN BOOK 697 OF OFFICIAL RECORDS, AT PAGE 3042 AS DOCUMENT NUMBER 415114, SITUATE WITHIN A PORTION OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ONE-QUARTER CORNER COMMON TO SAID SECTION 15 AND SECTION 10 OF SAID TOWNSHIP AND RANGE AS SHOWN ON SAID JOB'S PEAK RANCH, UNIT 1;
THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, SOUTH 89° 45' 40" EAST, 948.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 206 ALSO KNOWN AS FOOTHILL ROAD AS SHOWN ON SAID JOB'S PEAK RANCH, UNIT 1;
THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, SOUTH 18° 46' 42" EAST, 63.46 FEET TO A POINT THAT IS 60.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 15;
THENCE LEAVING SAID STATE ROUTE 206 ALONG A LINE THAT IS 60.00 FEET SOUTHERLY AND PARALLEL TO SAID NORTHERLY LINE, NORTH 89° 45' 40" WEST, 60.00 FEET; THENCE NORTH 74° 45' 40" WEST, 38.64 FEET TO A POINT THAT IS 50.00 FEET SOUTHERLY OF SAID NORTHERLY LINE;
THENCE ALONG A LINE THAT IS 50.00 FEET SOUTHERLY AND PARALLEL TO SAID NORTHERLY LINE, NORTH 89° 45' 40" WEST, 871.25 FEET;
THENCE ALONG A LINE THAT IS 50.00 FEET SOUTHERLY AND PARALLEL TO SAID NORTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, SOUTH 89° 49' 00" WEST, 1351.98 FEET;
THENCE SOUTH 75° 46' 22" WEST, 103.02 FEET TO THE WESTERLY LINE OF SAID LOT A;
THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT A, NORTH 00° 18' 55" WEST, 75.00 FEET, TO SAID NORTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE EASTERLY ALONG SAID NORTHERLY LINE, NORTH 89° 49' 00" EAST, 1452.28 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 27, 2011 IN BOOK 111, PAGE 5837, AS DOCUMENT NO. 0777627 OF DOUGLAS COUNTY OFFICIAL RECORDS.

PARCELS I AND II (TOGETHER) ABOVE ARE ALSO SHOWN AS LOT E OF "AMENDED PLAT OF A PORTION OF JOB'S PEAK RANCH UNIT 1", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 111, PAGE 5837, AND RECORDED AS DOCUMENT NO. 777625 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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

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.

Date: 06/10/2019



Richard Berteau and Hyla Holmes Berteau, as Trustees of the Berteau 2009 Irrevocable Trust fbo Alexander H. Berteau, dated January 28, 2009, as to an undivided fifty percent (50%) interest and Richard Berteau and Hyla Holmes Berteau, as Trustee of the Berteau 2009 Irrevocable Trust fbo Beth Bay Berteau, dated January 28, 2009, as to an undivided fifty percent (50%) interest, as to Parcel II

Richard Berteau
Richard Berteau, Trustee

Richard Berteau
Richard Berteau, Trustee

Hyla Holmes Berteau
Hyla Holmes Berteau, Trustee

Hyla Holmes Berteau
Hyla Holmes Berteau, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by **Richard Berteau and Hyla Homes Berteau, Trustees.**

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 10, 2019** under Escrow No. **143-2566747**.

** see attached*

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 }

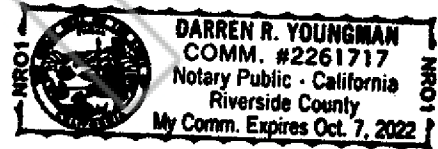
On 6-29-2019 before me, Darren R. Youngman
(Here insert name and title of the officer)

personally appeared Richard Bertea AND Hyla Holmes Bertea,
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~~ 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.

D. Youngman
Notary Public Signature (Notary Public Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-15-001-111
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$1,400,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,400,000.00
- d) Real Property Transfer Tax Due \$5,460.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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]
Signature: _____

Capacity: agent
Capacity: _____

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

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

Print Name: Bertea Family Trust
Address: 173 Shorecliff Rd
City: Corona Del Mar
State: CA Zip: 92625

Print Name: amended
Address: 135 Lake Street South Suite 272
City: Kirkland
State: WA Zip: 98033

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2566747 mk/ et
State: NV Zip: 89423

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