

APN: 1318-10-310-002

REORDING REQUESTED BY and RETURN TO:

Incline Law Group, LLP  
264 Village Blvd., Suite 104  
Incline Village, NV 89451

MAIL TAX STATEMENTS TO:

TRPH 4, LLC  
17770 Tourney Road  
Los Gatos, CA 95030

**Affirmation Statement:** I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That PAULA M. PYERS and ROBIN K. ROYLANCE, who are married to each other as community property with right of survivorship, for valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to TRPH 4, LLC, a Nevada series limited liability company all of Grantor's right, title, and interest in that real property situated in the County of Douglas, State of Nevada, particularly described as follows:

Lot 2, in Block A, of Zephyr Cove Property, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Properties", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada on August 5, 1929.

"Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party."

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# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**  
 a) 1318-10-310-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property:**

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

<b>FOR RECORDERS OPTIONAL USE ONLY</b> Notes: _____ <p style="text-align: center; font-size: 1.2em;">Operation agreement OK BC</p>
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**3. Total Value/Sales Price of Property:** \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value: \$ 0.00  
 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: Transferring property to a wholly-owned LLC

**5. Partial Interest:** Percentage being transferred: 100 %

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 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 *Paula M. Pyers* Capacity Grantor  
 Signature *TRPH 4, LLC* Capacity Grantee

<p><b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)</p> <p><b>Print Name:</b> <u>Paula M. Pyers</u>  <b>Address:</b> <u>17770 Tourney Road</u>  <b>City:</b> <u>Los Gatos</u>  <b>State:</b> <u>CA</u> <b>Zip:</b> <u>95030</u></p>	<p><b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)</p> <p><b>Print Name:</b> <u>TRPH 4, LLC a NV series limited liability co.</u>  <b>Address:</b> <u>17770 Tourney Road</u>  <b>City:</b> <u>Los Gatos</u>  <b>State:</b> <u>CA</u> <b>Zip:</b> <u>95030</u></p>
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**COMPANY/PERSON REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

**Print Name:** Incline Law Group, LLP **Escrow #** \_\_\_\_\_  
**Address:** 264 Village Blvd., Suite 104  
**City:** Incline Village **State:** NV **Zip:** 89451