

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Minor & Keene
1101 Sutton Way
Grass Valley, California 95945



KAREN ELLISON, RECORDER E07

Attn: Richard E. Keene

A.P.N. 1318-24-401-007
1318-24-401-008, and 1318-24-404-015

_____ SPACE ABOVE THIS LINE FOR RECORDER'S USE _____

TRUST TRANSFER DEED

GRANTOR: Scott M. Brown, hereby GRANTS to

GRANTEE: Scott M. Brown and Judy L. Brown, Trustees of the Scott and Judy Brown 2008 Trust, dated May 9, 2008

all that real property situated in County of Douglas, State of Nevada, described on Exhibit A attached hereto and incorporated herein by this reference, and commonly known as: 392 Kingsbury Grade Road, City of Stateline, County of Douglas and more particularly described as: Chart House Restaurant, 392 Kingsbury Grade Road, Stateline, NV 89449.

Dated: April 5, 2019



Scott M. Brown

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)

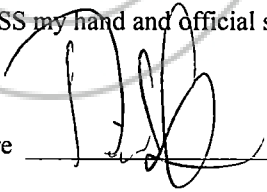
COUNTY OF NEVADA)

On April 5, 2019, before me, Richard Keene, Notary Public, personally appeared Scott M. Brown, 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 _____ (Seal)



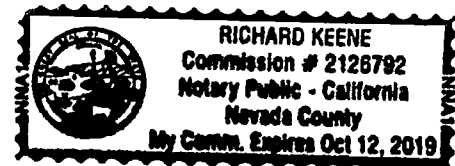


Exhibit A

All those portions of the Southwest Quarter of the Southwest Quarter of Section 24, Township 13 North, Range 18 East, Mount Diablo Base and Meridian, located in the County of Douglas, State of Nevada, described as follows:

PARCEL 1. Beginning at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 24, which corner bears the following two courses from the Southwest corner of said Section 24: North 00° 17' West 1310.03 feet and South 89° 55' 06" East 1321.11 feet; thence from said point of beginning South 00° 01' 22" East along the Eastern line of the SW 1/4 of SW 1/4 a distance of 215.61 feet to a point on the Northerly right of way line of Nevada State Highway Route No. 19; thence along said Northerly boundary of said Highway South 72° 49' 53" West 200.58 feet to the end of a curve to the right; thence along said curve whose central angle is 12° 46' with a radius of 1040 feet, and arc length of 231.74 feet to the beginning of said curve to the right; thence along a tangent to said curve South 60° 03' 53" West 103.89 feet to the Eastern line of the parcel of land conveyed to Clarence F. Woodin et ux, recorded in Book 8, page 710 official records of Douglas County, State of Nevada; thence leaving said Northerly boundary of said Highway North 00° 07' East 420.45 feet along said Eastern Boundary to a point on the North line of said Southwest Quarter of the Southwest Quarter of Section 24; thence along said North line South 89° 55' 06" East 493.47 feet to the point of beginning.

PARCEL 2. Beginning at a point in the North line of the Southwest Quarter of the Southwest Quarter of Section 24 which bears from the Southwest Corner of said Section 24 the following two courses: North 00° 07' West 1310.03 feet and South 89° 55' 06" East 658.71 feet; thence from said described point of beginning along the said North line of the said Southwest Quarter of the Southwest Quarter of Section 24 South 89° 55' 06" East 168.93 feet to the Northwest corner of Parcel 1 described above; thence South 00° 07' West 420.45 feet to a point on the Northerly right of way line of Nevada State Highway Route No. 19; thence along said Northerly right of way line South 60° 03' 53" West 166.11 feet to the end of a curve to the left with radius of 210.00 feet; thence along said curve to the left of a central angle of 7° 22' 55" on arc length of 27.06 feet to a point on the curve whose tangent bears South 67° 26' 48" West; thence leaving said Northerly right of way line of said Highway, North 00° 04' 10" West 514.86 feet to the point of beginning.

PARCEL 3. Beginning at a point which bears from the Southwest corner of Section 24 the following courses: North 89° 54' East 657.58 feet; North 57° 38' 30" East 12.79 feet; North 66° 58' 30" East 67.71 feet; North 54° 26' 30" East 266.38 feet; North 52° 17' 30" East 103.06 feet; and North 88° 43' 10" East 195.58 feet; thence from said point of beginning South 00° 01' 22" East 10.00 feet; thence North 89° 54' East 20.00 feet; thence North 00° 01' 22" West 20.00 feet; thence South 89° 54' West 20.00 feet; thence South 00° 01' 22" East 10.00 feet to the point of beginning.

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.

Previously filed on May 21, 2010, as Document No. 0764120, in Book No. 0510, Page No. 4407, in the office of the County Recorder of Douglas County.

State of Nevada Declaration of Value

| | |
|---------------------------------|----------------------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Document/Instrument # | _____ |
| Book: _____ | Page: _____ |
| Date of Recording: | _____ |
| Notes: | <i>Verifuel Trust - JH</i> |

1. Assessor Parcel Number(s)
 a) 1318-24-401-007
 b) 1318-24-404-008
 c) 1318-24-404-015
 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 _____

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 Transfer Tax Value per NRS 375.010, Section 2: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer

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 _____ Capacity Seller
 Signature _____ Capacity Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Scott Branch
 Address: 14364 McCourtney Road
 City: Grass Valley
 State: CA Zip: 95945

(REQUIRED)
 Print Name: Scott Branch
 Address: 14364 McCourtney Road
 City: Grass Valley
 State: CA Zip: 95945

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Minor & Keene Escrow # _____
 Address: 1101 Sutton Way
 City: Grass Valley State: CA Zip: 95945