

APN# 1418-34-201-009



Recording Requested by/Mail to:

Name: Kirk B. Ledbetter

Address: Post Office Box 769

City/State/Zip: Zephyr Cove, NV 89448

KAREN ELLISON, RECORDER

E07

Mail Tax Statements to:

Name: Kirk B. Ledbetter

Address: Post Office 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 # _____, and is correcting

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, husband
and wife, as Grantors, do hereby **GRANT, BARGAIN and SELL** to KIRK
B. LEDBETTER and DEBRA K. LEDBETTER, Trustees of the KIRK B.
LEDBETTER AND DEBRA K. LEDBETTER TRUST, dated June 11, 2018,
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 C 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 16 day of July, 2019.

GRANTORS:

Kirk B. Ledbetter

KIRK B. LEDBETTER
STATE OF NEVADA

Debra K. Ledbetter

DEBRA K. LEDBETTER

)
) ss.
COUNTY OF WASHOE Douglas

This instrument was acknowledged before me on this 16 day
of July, 2019, by Kirk B. Ledbetter and Debra K. Ledbetter.

WITNESS my hand and official seal.

Theresa Larsen
NOTARY PUBLIC

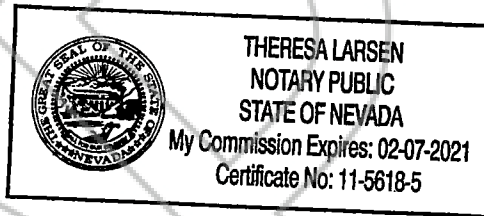


EXHIBIT C

January 23, 2018
17001

LEGAL DESCRIPTION

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

All that portion of Government Lot 2 of Section 34, Township 14 North, Range 18 East, MDM, being a portion of Lot 7 per the A. Cohn Tract, filed for record on March 5, 1947 as Document Number 004437, being more particularly described as follows:

Beginning 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., C1/4 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;

thence leaving said South line Lot 2 of Section 34, and the South line of said Lot 7 along said Meander Line of Lake Tahoe North 29°00'00" West 119.22 feet to the North line of said Lot 7;

thence leaving said Meander Line of Lake Tahoe along the Northerly line of said Lot 7 South 89°53'00" East 844.44 feet to said Westerly Right-of-Way of U.S. Highway 50;

thence leaving said North line of said Lot 7 along said Westerly Right-of-Way of U.S. Highway 50 on a non-tangent curve concave to the West with a radius of 810.00, a central angle of 07°22'34", and an arc length of 104.28 feet, the chord of said curve bears South 01°46'50" East 104.21 feet to the Point of Beginning.

Containing **1.956 acres**, 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.

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) <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 | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: SMITH ORN AB

3. Total Value/Sales Price of Property:

\$3,176,360.00
 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: 7
 b. Explain Reason for Exemption:
Transfer of title to or from Trust w/o consideration with Certificate of Trust

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 [Signature] Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Kirk B. Ledbetter & Debra K. Ledbetter, Trustees
 Address: Post Office 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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)