

DOUGLAS COUNTY, NV

2019-935933

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

09/30/2019 01:58 PM

UDEED, LLC

KAREN ELLISON, RECORDER

E01

APN: 1318-15-110-012

R.P.T.T.: \$0.00

Exempt: (1)

Recording Requested By:

uDeed, LLC
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 90853
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Send Subsequent Tax Bills To:

Trocadero Properties, LLC
P.O. Box 3600
Carson, City, NV 89702

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Pine Wild Properties, LLC, a Nevada limited liability company**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Trocadero Properties, LLC, a Nevada limited liability company**, whose address is Post Office Box 3600, Carson City, Nevada 89702,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **600 Highway 50, Unit 12, Zephyr Cove, Nevada 89448**

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **November 16, 2015**, as Document No. **2015-872819** in Douglas County Records, Douglas County, Nevada.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT NO. 12 AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD, A CONDOMINIUM, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 26, 1973 AS DOCUMENT NO. 67150.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID UNITS DESIGNATED AS "RESTRICTED COMMON AREAS" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE.

PARCEL 3:

AN UNDIVIDED INTEREST AS TENANTS IN COMMON IN AND TO THAT PORTION OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1, ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 11, 1978 IN BOOK 374 OF OFFICIAL RECORDS AT PAGE 193, LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL NO. 1, ABOVE AND EXCEPTING NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL NO. 3, ABOVE.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-110-012
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) ___ Single Fam. Res.
 c) **XX** Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg. f) ___ Comm'l/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: 9/30/19 Oper. Agr. & Model
Affidavit ok~A.B.

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 1
 b. Explain Reason for Exemption: transfer between affiliated entities with identical common ownership;

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: *Jeffrey Cury* Capacity: GRANTOR
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Pine Wilde Properties, LLC**
 Address: **Post Office Box 3600**
 City: **Carson City**
 State: **Nevada** Zip: **89702**

Print Name: **Trocadero Properties, LLC**
 Address: **Post Office Box 3600**
 City: **Carson City**
 State: **Nevada** Zip: **89702**

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

Print Name: **uDeed, LLC - 90853**
 Address: **9041 S. Pecos Rd., Suite 3900**
 City, State, Zip: **Henderson, NV 89074**

Escrow #: _____