

1418-03-401-012

APN# _____

Recording Requested by/Mail to:

Laura Ann King

Name: _____

PO Box 512

Address: _____

Glenbrook, NV 89413

City/State/Zip: _____

Mail Tax Statements to:

Laura Manno

Name: _____

PO Box 512

Address: _____

Glenbrook, NV 89413

City/State/Zip: _____



00103760201909398630060062

KAREN ELLISON, RECORDER

E07

Grant, Bargain and 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)

Laura King
Signature

Laura King
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN 1418-03-401-012

Recording requested by:
LAURA ANN KING
2219 Lands End Road
Glenbrook, NV 89413

Mail tax statements to:
LAURA ANN KING
2219 Lands End Road
Glenbrook, NV 89413

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, I, LAURA MANNO and FABIO MANNO, Co-Trustees of the Laura Manno Trust d/t/a February 8, 1999 and restated on January 20, 2005, which said trust has since now been dissolved and revoked, (as "Grantors") hereby grant and convey to:

LAURA ANN KING as Trustee, or successors in trust, under the LAURA ANN KING LIVING TRUST, dated NOVEMBER 21, 2019, (as "Grantee"), all right, title and interest in the following real property situated in the County of Douglas, State of Nevada, described as follows:

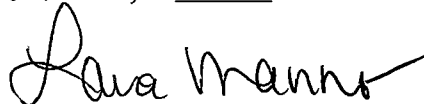
See Exhibit A attached hereto and made a part hereof.

Commonly Known As: 2219 Lands End Road, Glenbrook, NV 89413

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.

This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements and rights-of-way of record, if any.

This Deed Dated this 5th day of December, 2019.



LAURA MANNO, Co-Trustee
Laura Manno Trust d/t/a February 8, 1999
and restated on January 20, 2005

STATE OF NEVADA)
Carson City)ss
COUNTY OF DOUGLAS)
L.G.V.

On December 5, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LAURA MANNO, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

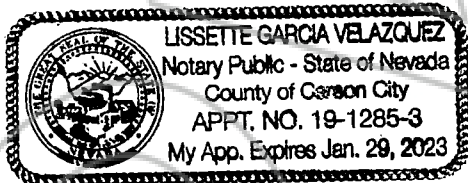
WITNESS my hand and official seal.

My Commission Expires: January 29, 2023

Lissette

Notary Public

Lissette Garcia Velazquez
Printed Name



This Deed Dated this 9th day of DECEMBER, 2019

[Signature]

FABIO MANNO

Laura Manno Trust d/t/a February 8, 1999
and restated on January 20, 2005

CALIFORNIA
STATE OF NEVADA)
San Luis Obispo)ss
COUNTY OF DOUGLAS)
SAN LUIS OBISPO

On DEC. 9, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared FABIO MANNO, known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

My Commission Expires: 5/13/2022

Alec Riso

Notary Public

ALEC RISSO
Printed Name

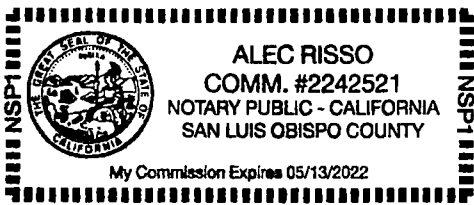


EXHIBIT A

Parcel No. 1:

A parcel of land, located in Lot 4 in the West ½ of the Southwest ¼, Section 3, Township 14 North, Range 18 East, M.D.B. & M., at Glenbrook , Lake Tahoe, Douglas County, Nevada, more particularly described as follows:

Beginning at a point which bears N. 45°25'08" W., 1468.89 feet, from the Lake Tahoe Meander Corner which is on the South Section line of Section 3, Township 14 North, Range 18 East, proceed S. 56°48'30" W., 184.28 feet to a point; thence S. 7 5°07' W., 50.00 feet to the Southwest corner of the parcel; thence N. 1°15' E., 146.67 feet to the Northwestern corner of the parcel; thence N. 71°09'12" E., 91.19 feet to a point; thence N. 25°50'11" E., 166.01 feet along the Westerly side of the Gifford Driveway, to a point; thence N. 10°57'23" E., 270.23 feet, along the Westerly side of the driveway to a point; thence S. 1°15' W. 477.09 feet to the point of beginning.

Except therefrom that certain parcel at real property situate in the Southwest quarter of Section 3, Township 14 North, Range 18 East, M.D.8. & M., in the County of Douglas, State of Nevada , that is particularly described as follows:

Commencing at an iron pipe from which the meander corner common to Sections 3 and 10 in said Township and Range bears South, 45°25'08 East a distance of 1468.89 feet; thence North 01°15'00" East along the West line of the property conveyed to Rebecca G. Soule et al, by Deed recorded March 6, 1946 in Book X of Deeds at Page 437, Douglas County, Nevada, records, a distance of 96.32 feet to an iron pipe the true point of beginning; thence from the true point of beginning North 01°14'00" East a distance of 20.00 feet to an iron pipe; thence South 27°48'54" West a distance of 11.18 feet to an iron pipe; thence South 25°18'54" East a distance of 11.18 feet to the true point of beginning as conveyed to Paul W. Diggle, et ux, in Deed, recorded October 10, 1973 in Book 1073, Page 1143, as Document No. 69721, of Official Records of Douglas County, Nevada.

Also excepting therefrom all that portion of the certain parcel of land described in Book 34, Page 554, as Document No. 29572, more particularly described as follows:

Beginning at a point on the Easterly line of said parcel which bears North 1°15' East 82.91 feet from the Southeast corner of said parcel: thence North 15°00'24 West 24.45 feet; thence North 18°12'46" feet; East 23.46 feet; thence South 01°15' West 12.51 feet; thence South 27°48'54" West 11.18 feet;

thence South 25°18'54" West 11.18 feet; thence South 01°15' West 13.40 feet to the Point of Beginning.

Note: The above metes and bounds description previously appeared in document recorded August 22, 1983, in Book 883, Page 1777, as Document No. 85910 and document recorded November 30, 1993, Records in Book 1193 , Page 6287, as Document No. 323868, of Official Records.

Parcel No. 2:

A parcel of land located in Lot 4 in the West ½ of the Southwest ¼ of Section 3, Township 14 North, Range 18 East, M.D.B. & M., at Glenbrook, Lake Tahoe, Douglas County, Nevada, more particularly described as follows:

Beginning at a point which bears N. 45°25'00" W., 1468.89 feet, from the Lake Tahoe Meander corner which is on the South section line of Section 3, Township 14 North, Range 18 East, M.D.B. & M., proceed S. 1°15' W., 80.26 feet to a point on the lake Tahoe Meander line; thence S. 75°07' W., 208.20 feet along said Lake Tahoe meander line to a point; thence N. 1°15' E., 20.00 feet to a point; thence N. 75°07' E., 50.00 feet a point; thence N. 56°48'38" E., 184.28 feet to the True Point of Beginning.

Note: The above metes and bounds description previously appeared in document recorded August 22, 1983, in Book 883, Page 1777, as Document No. 85910, of Official Records.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-03-401-012
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust Cert - OK KLE</u>	

3. Total Value/Sales Price of Property: \$ 6,400,000.00
 Deed in Lieu of Foreclosure Only (value of property) (6,400,000.00)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Due to divorce, transfer from old trust into newly established Laura Ann King Living Trust, dated November 21, 2019. Without consideration

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 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 Laura Manno/Laura King Capacity owner

Signature [Signature] Capacity owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Laura Manno Trust
 Address: PO Box 512
 City: Glenbrook
 State: NV Zip: 89413

Print Name: The Laura Ann King Living Trust
 Address: PO Box 512
 City: Glenbrook
 State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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