

APN: 1418-34-301-004



After recording, return Deed and mail future property tax statements to:

KAREN ELLISON, RECORDER

E09

Cedar Isle Enterprises, LLC  
P.O. Box 860  
Zephyr Cove, Nevada 89448

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons per N.R.S. 239B.030.

Signature of Declarant or Agent

**GRANT DEED**

James Hilliard Nunnally II and Carolyn Marie Nunnally, as Trustees of The James Hilliard Nunnally II and Carolyn Marie Nunnally 1998 Trust dated June 12, 1998, hereby grant to Cedar Isle Enterprises, LLC, a Nevada limited liability company, the real property situated in the County of Douglas, State of Nevada, and more specifically described on Exhibit "A" attached hereto and incorporated herein by reference.

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.

Dated: December 18, 2019

The James Hilliard Nunnally II and Carolyn Marie Nunnally 1998 Trust

By James Hilliard Nunnally II  
James Hilliard Nunnally II, Trustee

By Carolyn Marie Nunnally  
Carolyn Marie Nunnally, Trustee

STATE OF NEVADA

COUNTY OF Washoe

This Grant Deed was acknowledged before me on December 18, 2019,  
by James Hilliard Nunnally II and Carolyn Marie Nunnally, as Trustees of The James  
Hilliard Nunnally II and Carolyn Marie Nunnally 1998 Trust.



  
\_\_\_\_\_  
Notary Public

**COPY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL NO. 1:**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 14 North, Range 18 East, M.D.B. & M., described as follows:

The North 150 feet of the following described parcel:

The South 1/2 of Tract 3 and the North 1/2 of Tract 4 of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B. & M., sometimes known as the A. COHN OR BEATTY TRACT, Lake Tahoe, Nevada, said unofficial BEATTY TRACT SUBDIVISION survey and the plat thereof, made by C.E. TAYLOR, C.E., was filed in the office of the County Recorder of Douglas County, Nevada, on March 4, 1947.

Excepting therefrom that portion conveyed to the State of Nevada for Highway purposes by Deed recorded October 2, 1934 in Book T of Deeds, Page 557 and 559. Said Highway now known as U.S. Highway 50.

Also excepting therefrom that portion conveyed to the United States of America by deed recorded October 12, 1989 in Book 1089, Page 1253, Document No. 212798, Douglas County, Nevada.

**PARCEL NO. 2:**

An easement for ingress and egress, described as follows:

A portion of Lot 3, Section 34, T 14 N, R 18 E M.D.B. & M.

BEGINNING at Southeast corner of APN 03-191-09, Douglas County, Nevada;

Thence, along the South line of said parcel N89°00'43"W 19.09', Thence, leaving said line, N24°16'06"W 43.57', Thence N46°39'51"W 110.21', Thence N37°40'36"W 44.99' to the North line of said parcel; Thence, along said north line S88°57'47"E 38.45', Thence, leaving said North line S37°40'36"E 18.59', Thence S46°39'51" E 107.18' to the West line of US Highway 50; Thence, along a non-tangent curve on said west line, having a radius of 840.00', a central angle of 3°36'46", an arc length of 52.97', and a chord bearing S14°50'17"E 52.97', Thence S16°11.62' to the POINT OF BEGINNING.

Continued on next page

In compliance with NRS 111.312, the herein above legal description was taken from instrument recorded April 13, 1999, Book 499, Page 2606, as File No. 465645, recorded in the Official Records of Douglas County, State of Nevada.

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# STATE OF NEVADA DECLARATION OF VALUE

1. **Assessor Parcel Number (s)**  
 a) 1418-34-301-004  
 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 RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page _____
Date of Recording:	_____
Notes:	<i>OK Agent OK J</i>

3. **Total Value/Sales Price of Property:** \$ (not required if exempt)  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 9  
 b. Explain Reason for Exemption: The Grantor, The James Hilliard Nunnally II and Carolyn Marie Nunnally 1998 Trust, owns 100% of the Grantee LLC.

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 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 *Carolyn Marie Nunnally* Capacity Grantor  
 Signature *Carolyn Marie Nunnally* Capacity Grantee

SELLER (GRANTOR) INFORMATION (Required)	BUYER (GRANTEE) INFORMATION (Required)
<b>Print Name:</b> The James Hilliard Nunnally II and Carolyn Marie Nunnally 1998 Trust	<b>Print Name:</b> Cedar Isle Enterprises, LLC
<b>Address:</b> P.O. Box 860 <b>City:</b> Zephyr Cove <b>State:</b> Nevada <b>Zip:</b> 89448	<b>Address:</b> P.O. Box 860 <b>City:</b> Zephyr Cove <b>State:</b> Nevada <b>Zip:</b> 89448

**COMPANY/PERSON REQUESTING RECORDING**  
 (Required if not the Seller or Buyer)

Print Name: Maupin, Cox & LeGoy    Escrow #      N/A  
 Address: 4785 Caughlin Parkway  
 City: Reno    State: Nevada    Zip: 89519

(As a Public Record this Form May Be Recorded)