

A.P.N.: 1418-27-210-037



KAREN ELLISON, RECORDER

When Recorded Mail To:
SJT, LLC
PO Box 10341
Zephyr Cove, NV 89448

Same for tax statements

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jay Poe and Dana Poe, husband and wife as joint tenants with right of survivorship do(es) hereby GRANT, BARGAIN and SELL to

SJT, LLC, a Nevada limited liability company
the real property situated in the County of Douglas, State of Nevada, described as follows:

See attached Exhibit "A".

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Jay Poe

Dana Poe

Acknowledgement

STATE OF NEVADA)

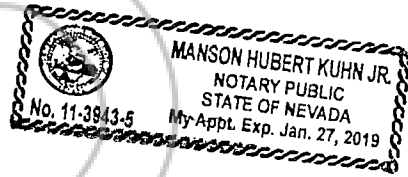
: ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 8-22, 2016 by Jay Poe.

Manson Hubert Kuhn Jr
Notary Public

(My commission expires: JAN 27, 2016)



STATE OF NEVADA)

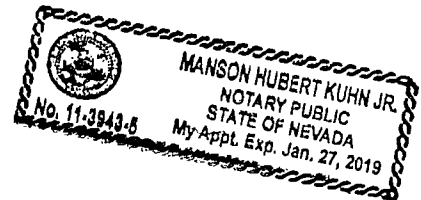
: ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 8-22, 2016 by Dana Poe.

Manson Hubert Kuhn Jr
Notary Public

(My commission expires: JAN 27, 2016)



June 30, 2016
16034

DESCRIPTION
ADJUSTED AMENDED LOT D

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

All that portion of Amended Lot C, Amended Lot D, and Amended Lot E as shown on that Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as Document Number 788513 being more particularly described as follows:

Beginning at the Southerly most corner of said Amended Lot D,

thence North $63^{\circ}55'00''$ West 443.61 feet to the approximate Low-Water Line of Lake Tahoe;

thence along said approximate Low-Water Line of Lake Tahoe the following three (3) courses:

North $25^{\circ}33'56''$ East 20.99 feet

North $15^{\circ}45'01''$ East 25.78 feet

North $12^{\circ}31'48''$ East 3.75 feet

thence South $63^{\circ}55'00''$ East 161.81 feet;

thence South $85^{\circ}45'48''$ East 137.72 feet;

thence South $79^{\circ}02'30''$ East 47.45 feet;

thence along a tangent curve concave to the Southwest with a radius of 64.00 feet, a central angle of $63^{\circ}56'38''$ and an arc length 71.43 feet, the chord of said curve bears South $45^{\circ}59'30''$ East 67.78 feet;

thence South $14^{\circ}01'11''$ East 49.34 feet;

thence along a tangent curve concave to the West with a radius of 80.00 feet and a central angle of $10^{\circ}16'01''$ and an arc length of 14.34 feet, the chord of said curve bears South $19^{\circ}09'12''$ East 14.32 feet;

thence South $16^{\circ}42'00''$ West 45.56 feet to the Point of Beginning.

Containing 32,600 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as

Document Number 788513. Being the Bearing North 63°55'00" West, as measured between found monuments.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



A handwritten signature in black ink, appearing to read "Jeffery W. Turner", written over the bottom portion of the professional seal.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1418-27-210-037
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: _____	

3. Total Value/Sales Price of Property: \$ 742,859.00
Deed in Lieu of Foreclosure Only (value of property) (0.00)
Transfer Tax Value: \$ 742,859.00
Real Property Transfer Tax Due: \$ 2,897.45 70

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____
82

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 *[Signature]* Capacity GRANTOR
Signature *[Signature]* Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)
Jay and Dana Poe
Print Name: _____
Address: PO Box 235
City: Zephyr Cove
State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
SJT, LLC
Print Name: _____
Address: PO Box 10341
City: Zephyr Cove
State: NV Zip: 89448

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)