

Assessor's Parcel No: 1318-15-802-009

Order No.: 2132013012/105191-RTO

The Grantors declare:
Documentary Transfer Tax is \$10,481.25

When Recorded Mail To:
(Tax Statements Same)
Tahoe RH 195, LLC
PO Box 6119
Stateline, NV 89449

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Werbo 1500, LLC, a Nevada limited liability company

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

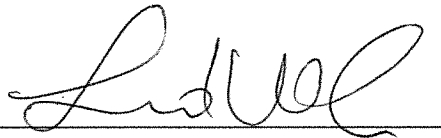
Tahoe RH 195, LLC, a Nevada limited liability company

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

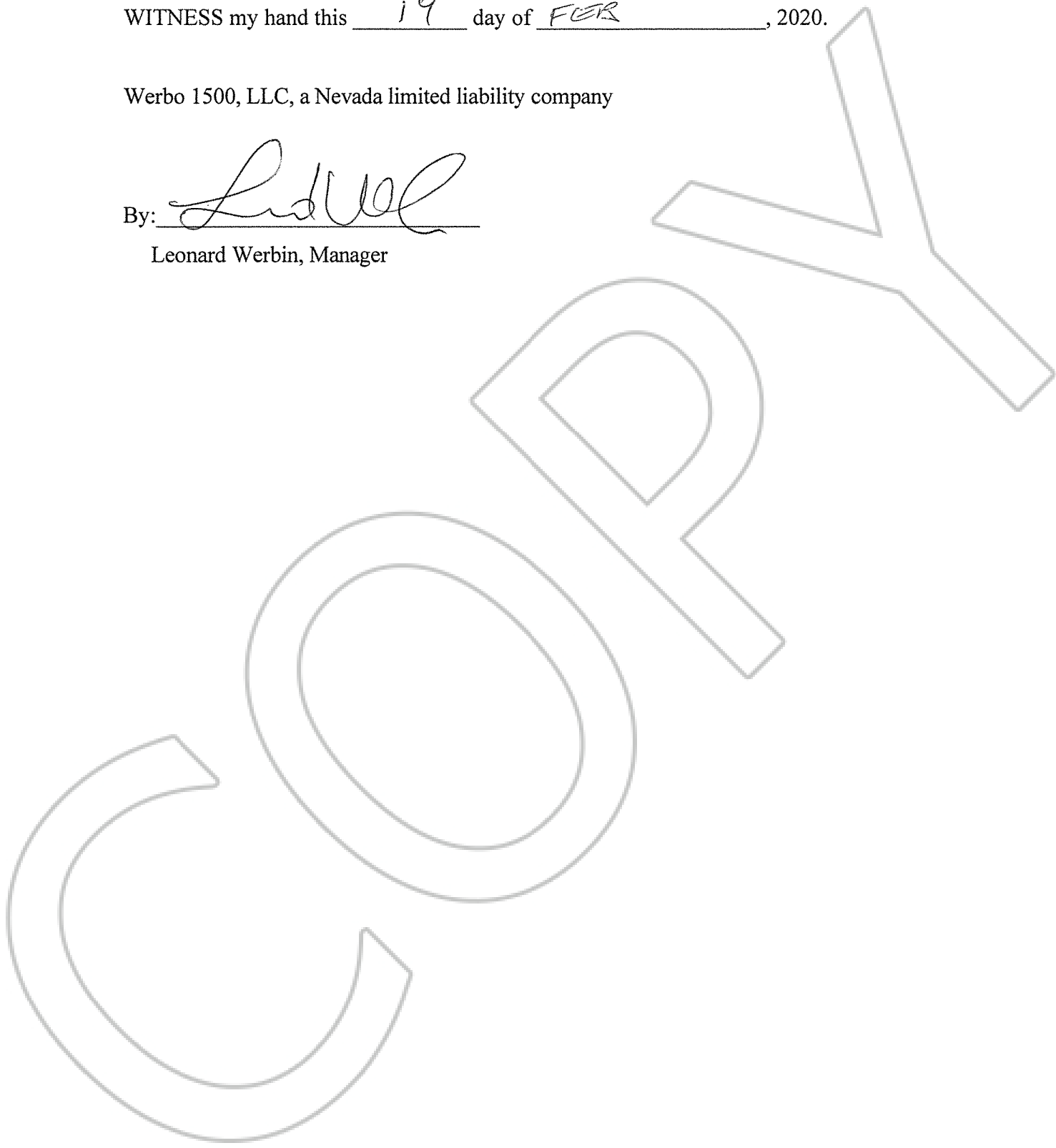
See "Exhibit A" attached hereto and made a part hereof

WITNESS my hand this 19TH day of FEB, 2020.

Werbo 1500, LLC, a Nevada limited liability company

By: 

Leonard Werbin, Manager



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

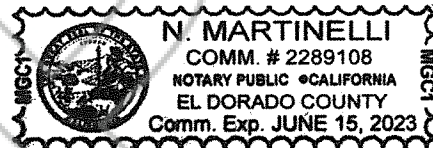
County of El Dorado

On 02/19/2020, before me, N. Martinelli, a notary public, personally appeared Leonard Werbin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *N. Martinelli*
Name: N. Martinelli
(typed or printed)



(Seal)

Legal Description

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

A parcel of land located within a portion of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

PARCEL 1:

Commencing at the Southeast corner of said Section 15; thence along the Section line common to sections 15 and 22, North 89°54'09" West 1513.39 feet to a point on the Northeasterly right of way of U.S. Highway 50 as described in the conveyance to the State of Nevada recorded July 18, 1933 in the office of the Recorder, Douglas County, Nevada, in Book T of Deeds at Page 436; thence along said Northeasterly right of way North 47°36'00" West, 674.72 feet to the Southwest corner of a parcel of land shown as Nevada Allied Industries on the Record of Survey for Nevada Allied Industries recorded September 25, 1980 in the office of the Recorder, Douglas County, Nevada, in Book 980 at Page 1969, as Document No. 48927, a found 3/4" iron pipe and plug RLS 3519; thence continuing along said Northeasterly right of way North 47°36'00" West, 590.28 feet to the POINT OF BEGINNING; thence North 84°15'35" East, 25.88 feet; thence North 42°24'00" East, 50.32 feet; thence North 26°07'31" West, 18.56 feet; thence North 42°24'00" East, 13.61 feet; thence North 47°36'00" West, 120.00 feet; thence South 42°24'00" West 71.06 feet; thence non-tangent to the preceeding course along the arc of a curve to the left having a radius of 29.50 feet, central angle of 46°39'32", an arc length of 24.02 feet, a chord bearing and distance of South 24°01'56" East, 23.37 feet; thence South 47°21'42 East, 68.90 feet; thence South 36°36'19" East, 20.91 feet; thence South 17°25'22" East 10.60 feet to THE POINT OF BEGINNING.

Reference is made to Record of Survey filed May 21, 2003, File No. 577574, Official Records, Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on February 15, 2007, in Book 207, Page 4975 as Document No. 695070 of Official Records.

PARCEL 2:

Easement rights for Parking and Access, as described in that certain PARKING AND ACCESS EASEMENT AGREEMENT, by and between ROUNDHILL SC, LLC, a Nevada limited liability company, DAVIDSON RETAIL I, LLC, a Nevada limited liability company, and DAVIDSON RETAIL II, LLC, a Nevada limited liability company, and WERBO 1500, LLC, a Nevada limited liability company, recorded on December 12, 2019, as Document No. 2019-939460, and Amended by Tahoe Regional Planning Agency Approval of Confirmation of Parking and Access Easement Agreement and Amended and Restated Deed Restriction, recorded January 17, 2020, as Document No. 2020-940999, and Confirmation of Parking and Access Easement Agreement and Amended and Restated Deed Restriction, recorded February 7, 2020, as Document No. 2020-941982, Douglas County Official Records.

Assessor's Parcel Number(s):
1318-15-802-009

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1318-15-802-009

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

NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

\$2,687,500.00

Transfer Tax Value:

\$2,687,500.00

Real Property Transfer Tax Due:

\$10,481.25

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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 exception, 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: _____ Capacity SELLER

Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Werbo 1500, LLC
 Address: 614 Ladin Lane
 City: Lakeway
 State: TX Zip: 78734

BUYER (GRANTEE) INFORMATION

Print Name: Tahoe RH 195, LLC
 Address: PO Box 6119
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132013012/105191-RTO
 Address: 2482 Lake Tahoe Blvd.
 City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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Signature: Cluster J. Pipkin Capacity: BUYER

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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 Address: 614 Ladin Lane
 City: Lakeway
 State: TX Zip: 78734

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