



KAREN ELLISON, RECORDER E07

APN: 1418-15-801-010

When Recorded Return to:

Shelly Campbell, Trustee/Co-Trustee  
1758 U.S. Highway 50 Box413  
Glenbrook, NV 89413

Mail Tax Statements to:  
Grantee same as above

**GRANT, BARGAIN AND SALE DEED**

For valuable consideration, the receipt of which is hereby acknowledged,

**SHELLY LYN CAMPBELL**, trustee and the subsequent trustees of **THE SHELLY LYN CAMPBELL TRUST DATED DECEMBER 18, 1995**, as to an undivided 50% interest; and **SHELLY LYN CAMPBELL** and **COLLENE CAMPBELL**, trustee and the subsequent trustees of **THE GARY & COLLENE CAMPBELL TRUST, DATED AUGUST 16, 1989** as to an undivided 50% ownership

do hereby GRANT, BARGAIN, and SELL to

**1758 HIGHWAY 50 LLC, A Nevada limited-liability company**

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

**PARCEL 1:**

**ALL OF PARCEL A OF THE PARCEL MAP FOR ROBERT MARTIN FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, RECORDED MAY 13, 1974, AS DOCUMENT NO. 73146, LYING WESTERLY OF U.S. HIGHWAY 50.**

**PARCEL 2:**

**ALL THAT PORTION OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWESTERLY CORNER OF PARCEL A PER THAT PARCEL MAP RECORDED ON MAY 13, 1974 AS DOCUMENT NUMBER 73146, DOUGLAS COUNTY RECORDS;**

THENCE NORTH 89°41'00" WEST 124.6 FEET MORE OR LESS TO A POINT ON THE APPROXIMATE LOW-WATER LINE OF LAKE TAHOE, ELEVATION 6223.0 FEET, LAKE TAHOE DATUM;

THENCE NORTHERLY ALONG SAID APPROXIMATE LOW-WATER LINE THE FOLLOWING 7 COURSES:

NORTH 27°42'09" EAST 35.94 FEET;  
NORTH 47°45'01" WEST 8.07 FEET;  
SOUTH 78°35'39" WEST 26.86 FEET;  
NORTH 58°08'14" WEST 13.48 FEET;  
NORTH 75°59'50" WEST 30.26 FEET;  
NORTH 12°53'32" WEST 26.06 FEET;  
NORTH 39°55'34" WEST 16.36 FEET;

THENCE LEAVING SAID APPROXIMATE LOW-WATER LINE SOUTH 89 °4 1'00" EAST 170.2 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID PARCEL A;

THENCE ALONG SAID PARCEL A SOUTH 17°54'08" EAST 88.34 FEET (CITED SOUTH 17°55' EAST 89.5 FEET) TO THE POINT OF BEGINNING.

CONTAINING 11,763 SQUARE FEET, MORE OR LESS.

THE BASIS OF BEARING FOR THE DESCRIPTION IS THE ABOVE REFERENCED PARCEL MAP.

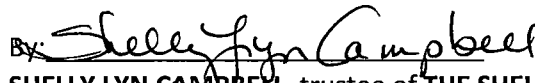
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 21, 2017, IN BOOK N/ A, AS INSTRUMENT NO. 2017-907192

Together with all and singular the tenements, hereditaments and appurtenances thereunto, including easements and water rights, if any, thereto belonging or appertaining thereto.

Subject to:

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

Dated: January 17, 2020

By:   
SHELLY LYN CAMPBELL, trustee of THE SHELLY  
LYN CAMPBELL TRUST DATED DECEMBER 18,  
1995

Dated: 1/17, 2020

By: *Collene Campbell*  
COLLENE CAMPBELL, trustee of THE GARY &  
COLLENE CAMPBELL TRUST, DATED AUGUST  
16, 1989

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

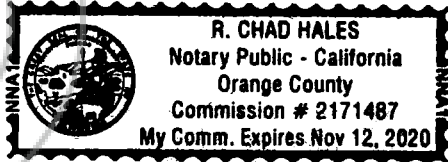
COUNTY OF ORANGE

ON **January 17, 2020**, BEFORE ME, **R. CHAD HALES**, a notary public, personally appeared **SHELLY LYN CAMPBELL**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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:

*R. Chad Hales*



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 ORANGE

ON 1/24, 2020, BEFORE ME, R. CHAD HALES, a notary public, personally appeared **COLLENE CAMPBELL**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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:

RCH



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-15-801-010  
 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: Per Chd-01 to Use Extent #7  
Transfer is w/o consideration  
Verifed Trust - [Signature]

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 0  
 b. Explain Reason for Exemption: Transfer to business entity (LLC); owners of LLC are same as transferors

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 Shelly Campbell Capacity Trustee

Signature Collene Campbell Capacity Trustee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Shelly Campbell, TTE Collene Campbell, TTE  
 Address: 1758 US Highway 50 Box 413  
 City: Glenbrook  
 State: Nevada Zip: 89413

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: 1758 Highway 50 LLC  
 Address: 1758 US Highway 50 Box 413  
 City: Glenbrook  
 State: Nevada Zip: 89413

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: SHELLY CAMPBELL, Manager Escrow # N/A  
 Address: 1758 US Highway 50 Box 413  
 City: Glenbrook State: Nevada Zip: 89413

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