

APN 1318-03-212-018  
117 Ponderosa Circle  
Zephyr Cove, NV 89448  
(Receiving Parcel)

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Nevada Land Bank  
Nevada Division of State Lands  
901 S. Stewart Street, Suite 5003  
Carson City, Nevada 89701

Escrow No. 653389-BC  
Old Republic Title Company, Las Vegas, NV

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**NOTICE OF TRANSFER, OPTION TO REPURCHASE AND  
RESTRICTIONS ON ASSIGNMENT OF COVERAGE**

Notice is hereby given that the Nevada Division of State Lands ("Seller") has transferred **94 square feet of Class 1a, Restored Soft coverage** (hereafter "Coverage" as defined in Chapter 30 of the Code of Ordinances of the Tahoe Regional Planning Agency (hereinafter "TRPA"), to that certain real property (the "Receiving Parcel") belonging to the undersigned Buyer, more particularly described in Exhibit "A" attached hereto.

Seller has retained an Option to Repurchase any portion of the Coverage which remains unused on the Receiving Parcel at the end of two and one-half years from the date of approval by TRPA of a permit conditioned upon the transfer of the Coverage. The option term shall be for 180 days, commencing at the end of said two and one-half year period. Exercise of the option shall be by written notice from Seller to the Owner or the Owner's successor in interest.

The terms of the agreement regarding transfer of the Coverage are more particularly set forth in the "Purchase and Sale Agreement and Joint Escrow Instructions" dated **March 23, 2020**, executed by Seller and the Owner ("Agreement").

The Agreement provides, among other things, that the Coverage shall be used solely for the purpose of meeting, in whole or in part, the land coverage



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

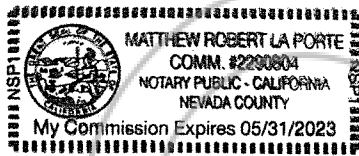
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Placer )  
On 3/27/2020 before me, Matthew Robert La Porte, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Jarrod Trammell  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (e) she/they executed the same in (h)is/her/their authorized capacity(ies), and that by (h)is/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 Matthew Robert La Porte  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Notice of transfer, option to repurchase and restrictions on assignment  
Document Date: 3/27/2020 Number of Pages: 4  
Signer(s) Other Than Named Above: —

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

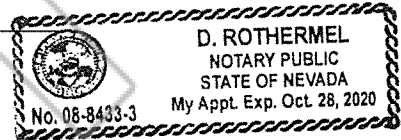
**SELLER: NEVADA DIVISION OF STATE LANDS**

By: Charles Donohue Date: 4/3/2020  
CHARLES DONOHUE  
Administrator and State Lands Registrar

STATE OF NEVADA        )  
                                  ) ss  
CARSON CITY            )

On this 3rd day of April, 2020, before me, personally appeared Charles Donohue personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose names(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 their behalf of which the person acted, executed the instrument.

D. Rothermel  
NOTARY PUBLIC



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**EXHIBIT "A"**  
(Legal Description of Receiving Parcel)

Parcel No 1:

Lot 201, as shown on the map of SKYLAND SUBDIVISION UNIT No. 3, filed in the office of the County Recorder of Douglas County, Nevada, on February 24, 1960, in Book 1 of Maps, page 450, as Document No. 15653

Parcel No 2:

An Easement for access to the waters of Lake Tahoe and for beach and recreational purposes as reserved in the Deed recorded February 5, 1960 in Book 1, Book 1, page 268, as Document No. 15573, Official Records of Douglas County, Nevada.

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