

DOUGLAS COUNTY, NV **2020-946126**  
RPTT:\$2067.00 Rec:\$40.00  
\$2,107.00 Pgs=4 **05/15/2020 01:11 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: **1418-15-702-007**

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
212 ELKS POINT ROAD, SUITE 445, PO  
BOX 10297  
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
**Glenbrook Post Office Investors, LLC**  
**James J Keefe**  
**PO Box 648**  
**Orinda, CA 94563**

**ESCROW NO: 11000922-JML**

RPTT **\$2,067.00**

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That The Phyllis K. Friedman Administrative Trust previously  
The Phyllis K. Friedman 1988 Revocable Trust**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:**

**Glenbrook Post Office Investors, LLC, a Nevada Limited Liability Company**

**all that real property situated in the City of Glenbrook, County of Douglas, State of Nevada, described as  
follows:**

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.**

The Phyllis K. Friedman Administrative Trust,  
previously The Phyllis K. Friedman 1988 Revocable  
Trust

David A. Friedman

David A. Friedman, Co-Trustee

STATE OF NEVADA  
COUNTY OF

} ss:

This instrument was acknowledged before me on \_\_\_\_\_

*See attached*

by \_\_\_\_\_

\_\_\_\_\_  
Notary Public (seal)

**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 San Francisco )

On May 14, 2020 before me, Janet Lehua, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared David A Friedman  
Name(s) of Signer(s)

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 [Handwritten Signature]  
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: Grant, Bargain Sale Deed Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ 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: \_\_\_\_\_

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

#### Parcel 1

A parcel of land located in the West ½ of the Southwest ¼ of the Southeast ¼ of the Northeast ¼ of Section 15; and the West ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of said Section 15, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

Commencing at the Southeast corner of said Section 15, proceed N39°15'46" W., 2099.45 feet, to the TRUE POINT OF BEGINNING, which is on the Easterly right-of-way line of Nevada State Highway, U.S. Route 50, and is the Southwest corner of the parcel; proceed thence Northeasterly around a curve to the left, which has a central angle of 68°, a radius of 103.43 feet, and a semi-tangent of 69.76 feet, and a length of 122.75 feet, and is the Westerly boundary of a 60 ft. wife easement, to a point; thence N14°27'34" E, 230.00 feet, along said easement boundary, to a point; thence Northerly, around a curve to the left, along said easement boundary, which has a central angle of 48°, a radius of 104.76 feet, and a length of 87.76 feet, to a point; thence N33° 32'26" W, 50.00 feet, along said easement boundary, to a point which is the Northernmost corner of the parcel; thence, leaving said easement, proceed S63°27'00" W. 119.60 feet, to a point which is the Northwest corner of the parcel; thence S0°25'13" E. 355.68 feet, along the 1/16 section line between the NE ¼ SE ¼ and the NW ¼ SE ¼ of said Section 15, to a point; thence S7°32'26" E. 16.12 feet, along the Easterly right-of-way line of Nevada State Highway, U.S. Route 50, to the TRUE POINT OF BEGINNING.

EXCEPT that portion as granted to the State of Nevada in Deed recorded May 22, 1968, in Book 59, Page 293, Document No. 41042, Official Records of Douglas County, State of Nevada.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED March 6, 1991 AS INSTRUMENT NO. 246042.

#### Parcel 2

The west one-half (W1/2) of the southwest one-quarter (SW1/4) of the southeast one-quarter (SE1/4) of the northeast one-quarter (NE1/4) of Section 15 and the west one-half (W1/2) of the west one-half (W1/2) of the northeast one-quarter (NE1/4) of the southeast one-quarter of Section 15, Township 14 North, Range 18 East.

Excepting therefrom Parcel 1 as described above.

Excepting therefrom that portion of land granted to the State of Nevada filed for record May 22, 1968 in the Office of the Douglas County Recorder, Nevada, as Document No. 41042.

The description for Parcel 2 was modified for clarity from the previously recorded document filed for record March 6, 1991, in the Office of the Douglas County Recorder, Nevada, as Document No. 246043.

APN: 1418-15-702-007

# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
  - a. 1418-15-702-007
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

2. Type of Property:
 

|  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input type="checkbox"/> Single Fam. Res.        |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home             |
| i. Other _____                           |   |

| FOR RECORDERS OPTIONAL USE ONLY |            |
|---------------------------------|------------|
| Book _____                      | Page _____ |
| Date of Recording: _____        |            |
| Notes: _____                    |            |

3. a. Total Value/Sales Price of Property: \$ 530,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 530,000.00
- d. Real Property Transfer Tax Due: \$ 2,067.00

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 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 <u>David Friedman</u> | Capacity <u>Grantor</u> |
| E2AF71D8FE23487                 |                         |
| Signature _____                 | Capacity <u>Grantee</u> |

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

Print Name: The Phyllis K. Friedman  
Administrative Trust previously The Phyllis K.  
Friedman 1988 Revocable Trust  
Address: 2637 Larkin Street  
City: San Francisco  
State: CA Zip: 94109

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

Print Name: James Keefe  
Address: P.O. Box 648  
City: Orinda  
State: CA Zip: 94563

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

Print Name: Signature Title Company LLC Escrow No.: 11000922-110-JML  
Address: 212 Elks Point Road, Suite 445, PO Box 10297  
City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED