

DOUGLAS COUNTY, NV

2020-950280

RPTT:\$148200.00 Rec:\$40.00

\$148,240.00 Pgs=4

08/04/2020 03:48 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-15-101-009, and
1318-15-201-003
R.P.T.T.: \$148,200.00
Escrow No.: 20004529-COM
When Recorded Return To:
Patrick K. Willis, Trustee of The Patrick K.
Willis Family Trust dated March 28, 2000
PO Box 10093
Zephyr Cove, NV 89448

Mail Tax Statements to:
Patrick K. Willis, Trustee of The Patrick K.
Willis Family Trust dated March 28, 2000
PO Box 10093
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sierra Sunset, LLC, a Nevada Limited Liability Company

do(es) hereby Grant, Bargain, Sell and Convey to

Patrick K. Willis, Trustee of The Patrick K. Willis Family Trust dated March 28, 2000

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Together with any and all water, water rights, well, well rights, appurtenant to subject property.

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20004529-COM

Dated this 4th day of August, 2020.

Sierra Sunset, LLC, a Nevada Limited Liability Company

BY: AJ Management, LLC, a Nevada Limited Liability Company; Its Manager

BY: [Signature]
Ronald D. Alling, Manager

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 4th day of August, 2020, by Ronald D. Alling.

[Signature]
Notary Public



EXHIBIT A

Parcel No. 1:

All that portion of the Northwest 1/4 of Section 15, and the Northeast 1/4 of Section 16, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Meander corner common to Sections 15 and 16, Township 13 North, Range 18 East, M.D.M., as shown on that certain Record of Survey, filed for record on November 15, 1983, as Document No. 91003;

Thence North $44^{\circ}02'49''$ East 1153.79 feet;
Thence South $52^{\circ}08'06''$ East 600.47 feet;

Thence along a curve concave to the southwest with a radius of 960 feet, a central angle of $41^{\circ}10'11''$, and an arc length of 689.81 feet, the chord of said curve bears South $31^{\circ}28'01''$ East 675.06 feet;

Thence South $48^{\circ}18'15''$ West 23.47 feet;

Thence along a tangent curve to the right with a radius of 70 feet, a central angle of $79^{\circ}21'51''$, and an arc length of 96.96 feet;

Thence along a curve concave to the Southwest with a radius of 220 feet, a central angle of $37^{\circ}12'10''$, and an arc length of 142.85 feet, the chord of said curve bears North $70^{\circ}55'59''$ West 140.35 feet;

Thence along a curve concave to the Northeast with a radius of 160 feet, a central angle of $39^{\circ}45'18''$, and an arc length of 111.02 feet, the chord of said curve North $69^{\circ}39'25''$ West 108.80 feet;

Thence North $49^{\circ}46'46''$ West 54.51 feet;

Thence along a tangent curve to the left with a radius of 93 feet, a central angle of $57^{\circ}51'44''$, and an arc length of 93.92 feet;

Thence South $72^{\circ}21'30''$ West 132.65 feet;
Thence South $25^{\circ}11'14''$ West 119.20 feet;
Thence South $22^{\circ}13'12''$ East 574.98 feet;
Thence South $63^{\circ}19'54''$ West 80.31 feet;
Thence North $22^{\circ}13'12''$ West 581.66 feet;
Thence North $82^{\circ}12'22''$ West 316.26 feet;

Thence South $60^{\circ}40'21''$ West 607.40 feet to a point on the approximate low water line of Lake Tahoe at elevation 6223.0', Lake Tahoe Datum;

Thence along said low water line North $20^{\circ}13'42''$ West 75.29 feet;

Thence North $21^{\circ}00'26''$ West 133.89 feet;
Thence North $22^{\circ}23'29''$ West 168.91 feet;

thence North $44^{\circ}02'49''$ East 108.58 feet to the Point of Beginning.

Reference is hereby made to that certain Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment, recorded September 17, 2010, as Document No. 770714, of Official Records.

Note: the above legal description previously appeared in Grant, Bargain and Sale Deed in furtherance of that Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment, recorded September 17, 2010, in Book 910, Page 3896, as Document No. 770715, of Official Records.

Assessor's Parcel No.: 1318-15-101-009

Parcel No. 2:

All that portion of the Northwest 1/4 of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Southeast corner of Parcel A, as shown on that certain Record of Survey, filed for record on November 15, 1983, as Document No. 91003;

Thence South 69°42'04" West 350.35 feet;
Thence South 63°19'54" West 107.62 feet;
Thence North 22°13'12" West 574.98 feet;
Thence North 25°11'14" East 119.20 feet;
Thence North 72°21'30" East 132.65 feet;

Thence along a tangent curve to the right with a radius of 93 feet, a central angle of 57°51'44", and an arc length of 93.92 feet;

Thence South 49°46'46" East 54.51 feet;

Thence along a tangent curve to the left with a radius of 160 feet; a central angle of 39°45'18", and an arc length of 111.02 feet, the chord of said curve bears South 69°39'25" East 108.80 feet;

Thence along a curve concave to the right with a radius of 220 feet, a central angle of 37°12'10" and an arc length of 142.85 feet, the chord of said curve bears South 70°55'59" East 140.35 feet;

Thence along a curve concave to the North with a radius of 70 feet, a central angle of 79°21'51", and an arc length of 96.96 feet, the chord of said curve bears North 87°59'11" East 89.39 feet;

Thence North 48°18'15" East 23.47 feet;

Thence along a curve concave to the west with a radius of 960 feet, a central angle of 23°36'41", and an arc length of 395.61 feet, the chord of said curve bears South 00°55'25" West 392.82 feet to the Point of Beginning.

Reference is hereby made to that certain Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment, recorded September 17, 2010, as Document No. 770714, of Official Records.

Note: the above legal description previously appeared in Grant, Bargain and Sale Deed in furtherance of that Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment, recorded September 17, 2010, in Book 910, Page 3906, as Document No. 770717, of Official Records.

Assessor's Parcel No.: 1318-15-201-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-101-009
 b) 1318-15-201-003
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$38,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$38,000,000.00
 d. Real Property Transfer Tax Due: \$148,200.00

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 the 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: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sierra Sunset, LLC, a Nevada Limited Liability Company
 Address: PO Box 3390
 City: Lake Tahoe
 State: NV Zip: 89449

Print Name: Patrick K. Willis, Trustee of The Patrick K. Willis Family Trust dated March 28, 2000
 Address: PO Box 10093
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 20004529-COM
 Address: 1450 Ridgeview Drive, Suite 100
 City Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED