

A.P.N.: 1318-10-317-002  
File No: ()  
R.P.T.T.: \$0.00 Exempt 7



KAREN ELLISON, RECORDER E07

When Recorded Mail To: Mail Tax Statements To:  
The Blizzard Beach House, LLC, a Nevada limited liability  
company  
~~710 US Highway 50~~ 76350 Shoshone Dr.  
Zephyr Cove, NV 89449 Indian Wells, CA 92210

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ross S. Stout and Kathey S. Stout, Trustees of The Stout Family Trust dated June 27,  
2001

do(es) hereby *GRANT, BARGAIN and SELL* to

The Blizzard Beach House, LLC, a Nevada limited liability company

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

**LOT 6, IN BLOCK E, AS SHOWN ON THE MAP OF ZEPHYR COVE PROPERTY, FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST  
5, 1926.**

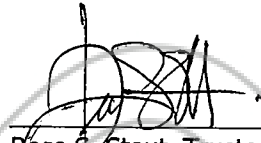
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

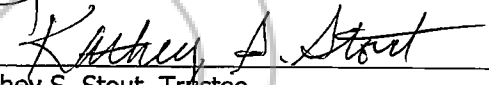
Subject to

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

Date: July 30, 2020

Ross S. Stout

  
\_\_\_\_\_  
Ross S. Stout, Trustee

  
\_\_\_\_\_  
Kathey S. Stout, Trustee

Trustee

STATE OF California )  
COUNTY OF Riverside ) :ss.

This instrument was acknowledged before me on this:  
30th day of July, 2020

By: **Ross S. Stout and Kathey S. Stout, Trustees**

see acknowledgment

\_\_\_\_\_  
Notary Public  
(My commission expires: Sept 13, 2020)

# ACKNOWLEDGMENT

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 Riverside

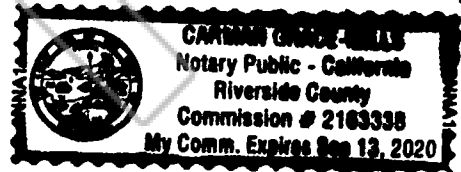
On July 30, 2020 before me, Carman Grace-Mills  
(insert name and title of the officer)

personally appeared Ross S. Stout, Kathey S. Stout as trustees  
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  (Seal)



# 2163338

sep.13.2020

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-10-317-002
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 8/13/20  
 Notes: Trust on 1st

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: Exempt 7
- b. Explain reason for exemption: Deed recorded from trust, without consideration

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature]  
 Signature: [Signature]

Capacity: Grantor  
 Capacity: Grantee

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

Ross S. Stout and Kathey S. Stout, Trustees of The Stout  
 Print Name: Family Trust dated June 27, 2001  
 Address: 710 US Highway 50  
 City: Zephyr Cove  
 State: NV Zip: 89449

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

The Blizzard Beach House, LLC, a Nevada limited liability company  
 Print Name: liability company  
 Address: 710 US Highway 50  
 City: Zephyr Cove  
 State: NV Zip: 89449

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

The Blizzard Beach House, LLC, a Nevada limited liability company  
 Print Name: Nevada limited liability company File Number: n/a /  
 Address: 710 US Highway 50  
 City: Zephyr Cove State: NV Zip: 89449

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