

A.P.N.: 1318-10-310-082



KAREN ELLISON, RECORDER

E03

RECORDING REQUESTED BY:  
TILTON FAMILY PARTNERS  
P.O. BOX 811834  
SAN FRANCISCO, CA 94188

WHEN RECORDED MAIL DOCUMENT  
TO: SAME AS ABOVE

MAIL TAX BILL TO:  
SAME AS ABOVE

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LOT LINE ADJUSTMENT GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
THE TILTON FAMILY PARTNERS A CALIFORNIA LIMITED PARTNERSHIP.

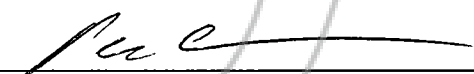
do(es) hereby GRANT, BARGAIN and SELL to THE TILTON FAMILY PARTNERS  
A CALIFORNIA LIMITED PARTNERSHIP.

the real property situated in the County of DOUGLAS, State of Nevada, described as  
follows;

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

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.

Dated: 8/12/20

  
\_\_\_\_\_  
THE TILTON FAMILY PARTNERSHIP BY:  
PETER TILTON ITS MANAGER

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# 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.

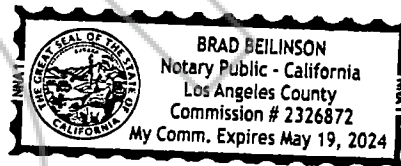
State of California  
County of Los Angeles )

On 8/12/20 before me, Brad Beilinson, Notary Public  
(insert name and title of the officer)

personally appeared PETER TELSON  
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 Brad Beilinson (Seal)

July 20, 2019  
19006

TRANSFER LOT 5 TO LOT 4  
DESCRIPTION

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

All that portion of the Southwest  $\frac{1}{4}$  of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that portion of Lot 5, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266, together there with all that portion of "The Beach Area" per that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018 as Document No. 2018-923015, and being as shown of the Record of Survey Supporting a Boundary Line Adjustment, filed for record on November 29, 1918 as Document No. 2018-923014,

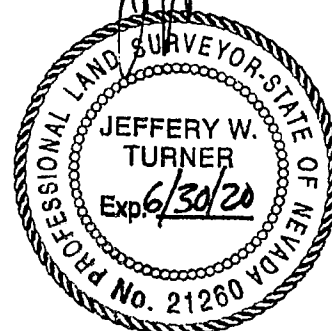
Beginning at a Point that bears North  $19^{\circ}15'57''$  West 113.56 feet from the Southerly corner common to said Lot 4 and Lot 5,  
thence South  $72^{\circ}53'05''$  West 54.68 feet;  
thence North  $17^{\circ}06'55''$  West 140.57 feet;  
thence North  $75^{\circ}55'31''$  East 22.81 feet;  
thence North  $72^{\circ}19'01''$  East 9.06 feet;  
thence North  $68^{\circ}44'53''$  East 17.61 feet;  
thence South  $19^{\circ}15'57''$  East 140.82 feet to the Point of Beginning.

Containing 7,282 sq. ft., more or less.

The Basis of Bearing for this description is said Record of Survey, filed for record on November 29, 2018.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



July 20, 2019  
19006

Adjusted Lot 4  
DESCRIPTION

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

All that portion of the Southwest ¼ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that portion of Lot 4 and Lot 5, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266, together there with all that portion of "The Beach Area" per that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018 as Document No. 2018-923015, and being as shown of the Record of Survey Supporting a Boundary Line Adjustment, filed for record on November 29, 1918 as Document No. 2018-923014,

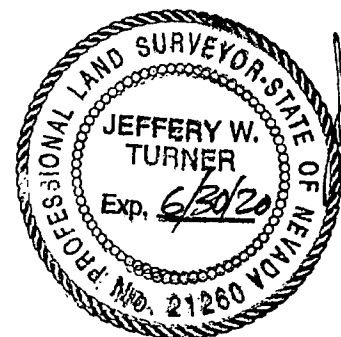
Beginning at the Southeast corner of said Lot 4,  
thence South 57°04'27" West 94.08 feet;  
thence North 19°15'57" West 108.28 feet;  
thence South 72°53'05" West 73.52 feet;  
thence North 17°06'55" West 140.57 feet;  
thence North 75°55'31" East 22.81 feet;  
thence North 72°19'01" East 9.06 feet;  
thence North 68°44'53" East 17.61 feet;  
thence North 68°44'42" East 25.45 feet;  
thence North 65°55'47" East 47.05 feet;  
thence South 28°32'00" East 235.48 feet to the Point of Beginning.

Containing 27,683 sq. ft., more or less.

The Basis of Bearing for this description is said Record of Survey, filed for record on November 29, 2018.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



July 20, 2019  
19006

TRANSFER LOT 4 TO LOT 5  
DESCRIPTION

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

All that portion of the Southwest  $\frac{1}{4}$  of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that portion of Lot 4, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266, together there with all that portion of "The Beach Area" per that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018 as Document No. 2018-923015, and being as shown of the Record of Survey Supporting a Boundary Line Adjustment, filed for record on November 29, 1918 as Document No. 2018-923014,

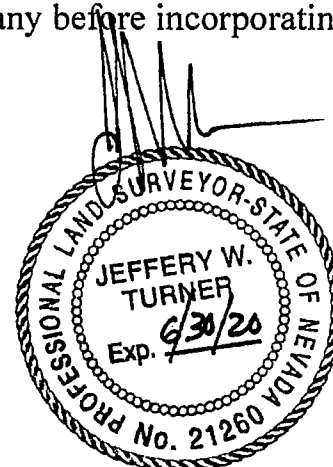
Beginning at the Southerly corner common to said Lot 4 and Lot 5,  
thence North  $19^{\circ}15'57''$  West 113.56 feet;  
thence North  $72^{\circ}53'05''$  East 19.84 feet;  
thence South  $19^{\circ}15'57''$  East 108.28 feet;  
thence South  $57^{\circ}04'27''$  West 19.38 feet to the Point of Beginning.

Containing 2,088 sq. ft., more or less.

The Basis of Bearing for this description is said Record of Survey, filed for record on November 29, 2018.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



July 20, 2019  
19006

Adjusted Lot 5  
DESCRIPTION

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

All that portion of the Southwest  $\frac{1}{4}$  of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that portion of Lot 4 and Lot 5, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266, together there with all that portion of "The Beach Area" per that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018 as Document No. 2018-923015, and being as shown of the Record of Survey Supporting a Boundary Line Adjustment, filed for record on November 29, 1918 as Document No. 2018-923014,

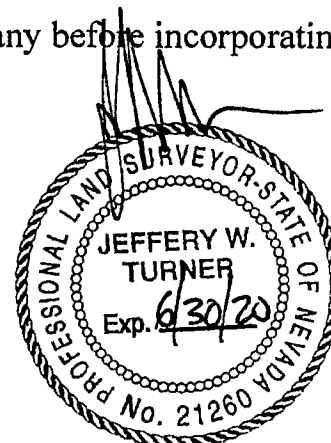
Beginning at the Southerly corner common to said Lot 4 and Lot 5,  
thence South  $67^{\circ}18'57''$  West 84.34 feet;  
thence North  $17^{\circ}06'55''$  West 263.56 feet;  
thence North  $75^{\circ}55'31''$  East 25.04 feet;  
thence South  $17^{\circ}06'55''$  East 140.57 feet;  
thence North  $72^{\circ}53'05''$  East 73.52 feet;  
thence South  $19^{\circ}15'57''$  East 108.28 feet;  
thence South  $57^{\circ}04'27''$  West 19.38 feet to the Point of Beginning.

Containing 15,247 sq. ft., more or less.

The Basis of Bearing for this description is said Record of Survey, filed for record on November 29, 2018.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-10-310-082  
 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: _____	

3. Total Value/Sales Price of Property: \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00  
 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 # 3  
 b. Explain Reason for Exemption: LOT LINE ADJUSTMENT FOR NO CONSIDERATION  
SAME OWNERS

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] Capacity GRANTOR

Signature [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)  
 TILTON FAMILY PARTNERS  
 Print Name: Peter Tilton  
 Address: BOX 811834  
 City: SAN FRANCISCO  
 State: CA Zip: 94188

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)  
 TILTON FAMILY PARTNERS  
 Print Name: Peter Tilton  
 Address: BOX 811834  
 City: SAN FRANCISCO  
 State: CA Zip: 94188

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)  
 Print Name: STEVE'S DEEDS Escrow # TILTON #1  
 Address: BOX 11506  
 City: ZEPHYR COVE State: NEVADA Zip: 89448  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)