

DOUGLAS COUNTY, NV **2020-951541**
RPTT:\$107250.00 Rec:\$40.00
\$107,290.00 Pgs=4 **08/28/2020 11:41 AM**
FIRST AMERICAN TITLE IV
KAREN ELLISON, RECORDER

A.P.N.: 1418-15-701-001
File No: 123-2597926 (VD)
R.P.T.T.: \$107,250.00

When Recorded Mail To: Mail Tax Statements To:
SSS Repeat LLC
c/o David Stein, Withersworldwide, 157 Church St., 12th
Floor
New Haven, CT 06510

GRANT, BARGAIN and SALE DEED

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

Mark S. Mastrov and Mindee S. Mastrov, Trustees of The Mastrov Family Trust Dated July 29, 2003

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

SSS Repeat LLC, a Delaware limited liability company

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

PARCEL I:

PARCEL 2 AS SET FORTH ON THAT CERTAIN PARCEL MAP OF WHISPERING PINES OF GLENBROOK, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON DECEMBER 15, 1980 IN BOOK 1280, PAGE 1056, AS DOCUMENT 51677.

TOGETHER WITH THAT LAND CONVEYED IN INDIVIDUAL GRANT DEED RECORDED OCTOBER 12, 1994 IN BOOK 1094, AT PAGE 2164, AS DOCUMENT NO. 348425 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON SEPTEMBER 15, 1980 AS DOCUMENT 51677 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE NORTH 78°25'53" EAST 143.14 FEET; THENCE SOUTH 75°32'04" EAST 248.32 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL 3; THENCE ALONG SAID SOUTHERLY LINE NORTH 86°08'36" WEST 349.90 FEET; THENCE NORTH 72°46'22" WEST 33.06 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING

WITHIN THE BED OF LAKE TAHOE BELOW THE LINE OF NATURAL ORDINARY LOW WATER AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO THE LAND WATERWARD OF THE LINE OF NATURAL ORDINARY LOW WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.

REFERENCE IS MADE TO THE RECORD OF SURVEY MAP FILED NOVEMBER 22, 1991 AS FILE 265563 AND OCTOBER 12, 1994 AS FILE 348426 OF OFFICIAL RECORDS.

THE ABOVE METES AND ABOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 21, 2001 IN BOOK 601, AT PAGE 5597 AS DOCUMENT 516853 OF OFFICIAL RECORDS.

PARCEL II:

PARCEL 3 AS SET FORTH ON THAT CERTAIN PARCEL MAP OF WHISPERING PINES OF GLENBROOK, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 15, 1980 IN BOOK 1280, PAGE 1056, AS DOCUMENT 51677.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED RECORDED OCTOBER 12, 1994 IN BOOK 1094, PAGE 2164, DOCUMENT 348425.

EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BED OF LAKE TAHOE BELOW THE LINE OF NATURAL ORDINARY LOW WATER AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO THE LAND WATER WARD OF THE LINE OF NATURAL ORDINARY LOW WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.

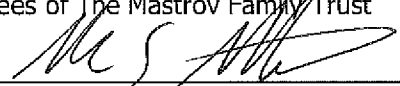
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

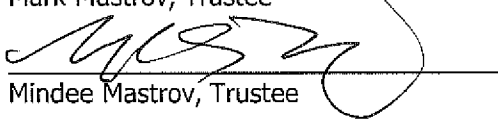
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 07/28/2020

Mark S. Mastrov and Mindee S. Mastrov,
Trustees of The Mastrov Family Trust



Mark Mastrov, Trustee



Mindee Mastrov, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on _____ by
Mark S. Mastrov and Mindee S. Mastrov, Trustees of The Mastrov Family Trust.

See California Ack.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 28, 2020** under Escrow No. **123-2597926**.

CERTIFICATE OF ACKNOWLEDGMENT

California All-Purpose 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 Contra Costa

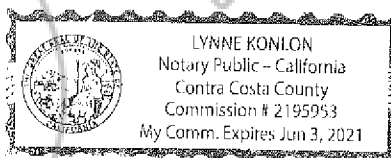
On August 25, 2020 before me, Lynne Konlon, Notary Public,
Date Name of Officer

personally appeared Mark Mastrov & Mindie Mastrov,
Name 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]
Signature of Notary Public

Place Notary Seal Above

Description of Attached Document

Title or Type of Document: Grant, Bargain Sale Deed

Document Date: _____ Number of Pages: _____

Signers(s) other than named above: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1418-15-701-001
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. a) Total Value/Sales Price of Property: \$27,500,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$27,500,000.00
d) Real Property Transfer Tax Due \$107,250.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per 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: David Stein
Signature: 783DE818993243B...

Capacity: Grantee
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark S. Mastrov and Mindee S. Mastrov, Trustees of The Mastrov Family Trust
Address: 3955 Happy Valley Rd.
City: Las Vegas
State: NV Zip: 89152

Print Name: SSS Repeat LLC
Address: c/o David Stein, Withersworldwide, 157 Church St., 12th Floor
City: New Haven
State: CT Zip: 06510

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

Print Name: First American Title Insurance Company File Number: 123-2597926 VD/VD
Address: 940 Southwood Blvd, Suite 203
City: Incline Village State: NV Zip: 89451

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-15-701-001
- 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: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$27,500,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$27,500,000.00
- d) Real Property Transfer Tax Due \$107,250.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Co-owner

Signature: [Signature]

Capacity: _____

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

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

Mark S. Mastrov and Mindee S. Mastrov, Trustees of The Mastrov

Print Name: Family Trust

Print Name: SSS Repeat LLC

Address: 3955 Happy Valley Rd

c/o David Stein,
Withersworldwide, 157
Church St., 12th Floor

City: Carlsbad

City: New Haven

State: CA Zip: 94549

State: CT Zip: 06510

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

First American Title Insurance

Print Name: Company

File Number: 123-2597926 VD/ VD

Address 940 Southwood Blvd, Suite 203

City: Incline Village

State: NV Zip: 89451

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