DOUGLAS COUNTY, NV

2020-953210

RPTT:\$10510.50 Rec:\$40.00

09/23/2020 03:29 PM

\$10,550.50 Pgs=4

A.P.N.:

1318-22-312-016

File No:

143-2600583 (mk)

R.P.T.T.:

\$10,510.50

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To: Robert G. Bentley and Katherine S. Bentley Trust dated December 9, 2016 135 Gloria Circle Menio Park, CA 94025

### GRANT, BARGAIN and SALE DEED

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

Timothy Craig Barabe and Gail Nancy Kennedy, as Co-Trustees of The Barabe/Kennedy Revocable Trust dated January 25, 2012 as amended and restated on July 7, 2020

do(es) hereby GRANT, BARGAIN and SELL to

Robert G. Bentley and Katherine S. Bentley, as trustees of the Robert G. Bentley and Katherine S. Bentley Trust dated December 9, 2016

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

#### PARCEL NO. 1:

UNIT 216 AS SHOWN ON THE MAP OF FINAL CONDOMINIUM SUBDIVISION MAP LDA 17-020 OF TAHOE BEACH CLUB - PHASE 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 23, 2019, AS INSTRUMENT NO. 2019-929414 AND AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

#### PARCEL NO. 2:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

#### PARCEL NO. 3:

THE EXCLUSIVE RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE LIMITED

COMMON ELEMENTS APPURTENANT TO THE UNIT TO WHICH THEY ARE ALLOCATED, AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

#### PARCEL NO. 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE GENERAL COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

#### PARCEL NO. 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 07, 2018 IN A RECIPROCAL ACCESS EASEMENT AGREEMENT IN BOOK N/A AS INSTRUMENT 2018-921866 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

#### PARCEL NO. 6:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE BEACH AREA, AND FOR PASSIVE AND ACTIVE BEACH RECREATION, RECORDED JUNE 19, 2019 IN A BEACH USE AND ACCESS AGREEMENT AS INSTRUMENT 2019-930632 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

*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.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

	\ \
Timothy Craig Barabe and Gail Nancy Kennedy,	\ \
as Co-Trustees of The Barabe/Kennedy Revocable Trust dated January 25, 2012 as	~ \ \
amended and restated on July 7, 2020	
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July Chay ble.	
Timothy Craig Barabe, Co-Trustee	
Lail Narry Kennedy	
Gail Nancy Kennedy, Jo-Trustee	
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STATE OF NEVADA	
COUNTY OF DOUGLAS )	
COOKIT OF DATE	
	\ \ \ \ \ \ \
This instrument was acknowledged before me on Barabe/Kennedy Revocable Trust.	by
Barabe/Rennedy Revocable 11 ust.	
	] ]
Notary Public	/ /
(My commission expires:)	
(1) Common opical	
This Notary Acknowledgement is attached to that	t certain Grant, Bargain Sale Deed under Escrow
No. 143-2600583.	

## **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 ofSan Francisco	)		
On September 22, 2020	_ before me,	E. Sapiro, Notary Public tname and title of the officer)	
personally appearedTimothy C	raig Barabe and Gail	Nancy Kennedy	
who proved to me on the basis of s subscribed to the within instrument his/her/their authorized capacity(ie person(s), or the entity upon behal	satisfactory evidence to t and acknowledged to s), and that by his/her/ti	be the person(s) whose half me that he/she/they executed heir signature(s) on the instru	o the same in Iment the
I certify under PENALTY OF PER	JURY under the laws of	the State of California that the	ne foregoing
paragraph is true and correct.		VIRGINIA E. SAPIRO Notary Public - California San Francisco County	
WITNESS my hand and official se	al.	Commission # 2331904 My Comm. Expires Aug 18. 20	024

Signature VO vuice

(Seal)

# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(	(s)	< \	
a)_	1318-22-312-016		\ \	
b).		n de ende	\ \	
c). d)			\ \	
u )_			\ \	
2.	Type of Property			_
a)	<u></u> √acant Land b	) Single Fam. Res.	FOR RECORDERS OPTIONAL USE	
c)	Condo/Twnhse d	l) 2-4 Plex	BookPage:	-
e)	Apt. Bldg. f	f) Comm'l/Ind'l	Date of Recording:	١,
g)	Agricultural h	i) Mobile Home	Notes:	_
i)	Other			
3.	a) Total Value/Sales Price	e of Property:	\$2,695,000.00	*
	b) Deed in Lieu of Forecl	losure Only (value of prop	perty) (\$	)
	c) Transfer Tax Value:		\$2,695,000.00	_
	d) Real Property Transfe	er Tax Due	\$10,510.50	_
4.	If Exemption Claimed		\ / /	-
		– ion, per 375.090, Section	· /	
	b. Explain reason for ex		\ <del></del>	
	D, Expidin reason for ex	cinput.		
5.	Partial Interest: Percenta	age being transferred: _	%	
275	The undersigned declar	es and acknowledges, ur	nder penalty of perjury, pursuant to NR: rovided is correct to the best of the	ς
3/5	.060 and NRS 375.110,	that the information p can be supported by doci	montation if called upon to substantiate	,
into	rmation and belief, and c		illielitation il called abon to substantiati	Ę
into the	rmation and belief, and c information provided he	rein. Furthermore, the	mentation if called upon to substantiate parties agree that disallowance of an	۲ ۷
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