

DOUGLAS COUNTY, NV **2020-953470**
RPTT:\$24375.00 Rec:\$40.00
\$24,415.00 Pgs=4 **09/28/2020 02:12 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1418-34-304-008

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Patrick Renate
PO Box 1686
Zephyr Cove, NV 89448

ESCROW NO: 11001000-JML

RPTT **24,375.00**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **David R. Stiles, an unmarried man**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Patrick Fry and Renate Fry, as Trustees of The Patrick and Renate Fry Family Trust dated September 16, 2003

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

David R. Stiles
David R. Stiles

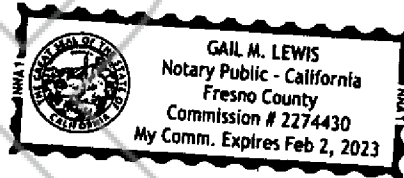
STATE OF NEVADA CALIFORNIA } SS:
COUNTY OF FRESNO

This instrument was acknowledged before me on September 5, 2020

by DAVID R. Stiles

Gail M. Lewis (seal)
Notary Public

See attached



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 FRESNO }

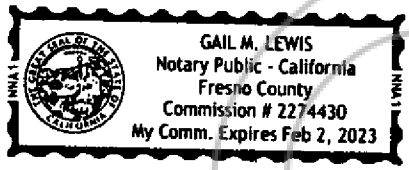
On September 5, 2020 before me, Gail M Lewis
Date Here Insert Name and Title of the Officer

personally appeared DAVID R. Stiles
Name(s) 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.



Place Notary Seal and/or Stamp Above

Signature Gail M. Lewis
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: GRANT Bargain Sale Deed

Document Date: September 5, 2020 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

EXHIBIT A
Legal Description

A parcel of land situated in and being a portion of the Southwest $\frac{1}{4}$ of Section 34, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

Commencing at the intersection of the northern line of Subdivision 5 of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B.&M., of the A. Cohn Tract, plat of which is recorded in the Douglas County Recorder's Office, with the western line of U.S. Highway 50, said point of beginning marked by a three inch iron pipe monument, from which the centerline Station 299+35.85 P.O.T., bears South 89°53' East, a distance of 41.98 feet; running thence South 17°32' East, along said western line of U.S. Highway 50, a distance of 128.10 feet to an iron pipe monument; thence North 89°07' West, a distance of 401.42 feet to the true point of beginning; thence North 89°07' West, a distance of 25.00 feet, the last determined point herein referred to as "Point A"; thence North 89°07' West, a distance of 177.86 feet, more or less to the shore line of Lake Tahoe; thence Northerly along said shore line of Lake Tahoe, a distance of 40.00 feet, more or less to a line drawn North 89°07' West from a point distance North 0°07' East, a distance of 40.00 feet from "Point A" above mentioned; thence South 89°07' East along the line so drawn, a distance of 177.30 feet, more or less, to a line drawn North 00°07' West from "Point A" above mentioned; thence North 0°07' West, a distance of 67.82 feet; thence South 61°00' East a distance of 28.55 feet to a line drawn North 0°07' East from the true point of beginning; thence South 0°07' West, a distance of 94.00 feet, more or less to the true point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party.

The above metes and bounds description previously appeared in document recorded August 7, 2001, in Book 802, Page 1843, as Document No. 548898.

APN: 1418-34-304-008

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1418-34-304-008
 - 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'/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: \$ 6,250,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 6,250,000.00
- d. Real Property Transfer Tax Due: \$ 24,375.00

- 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 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 _____ DocuSigned by: _____ Capacity Grantor

Signature Pat _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: David R. Stiles

Address: 1362 US HWY 305 N SE

City: Gardnerville 102

State/Zip: NV 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The Patrick and Renate Fry Family

Trust dated February 27, 2015

Address: PO Box 1686

City: Zephyr Cove

State/NV/Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11001000-110-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED