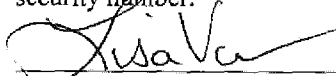


This document does not contain a social security number.

  
\_\_\_\_\_  
Lisa Vaclavicek

**APN: 1318-15-803-003**

**RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO:**

215EPZC, LLC – SERIES A  
CHRIS HARLEY, Manager  
774 Mays Blvd.  
Incline Village, NV 89451

**RPTT: \$0.00 Exempt (9)**

Exempt (9): A transfer of title to a corporation or other business organization when the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

CHRIS HARLEY and MARSHA HARLEY, who took title as CHRISTOPHER LUKE HARLEY and MARSHA CUNNINGHAM HARLEY, Trustees, or their successors in interest, of the CHRISTOPHER LUKE HARLEY AND MARSHA CUNNINGHAM HARLEY LIVING TRUST dated September 10, 2013, and any amendments thereto,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

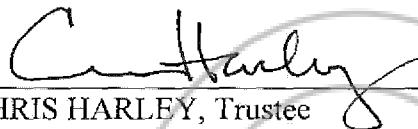
215EPZC, LLC, SERIES A.

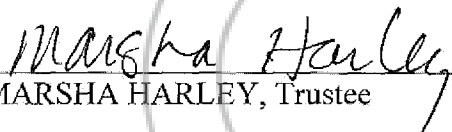
ALL that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


WITNESS our hands, this 8th day of December 2020.


  
CHRIS HARLEY, Trustee

  
MARSHA HARLEY, Trustee

STATE OF NEVADA }  
  }ss:  
COUNTY OF WASHOE }

This instrument was acknowledged before me, this 8th day of December, 2020, by CHRIS HARLEY and MARSHA HARLEY.

  
Notary Public

 LISA J. RATHBUN  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 05/04/23  
Certificate No: 15-1753-2

## EXHIBIT "A"

### Legal Description:

#### PARCEL 1:

PARCEL 1 AS SHOWN ON THE PARCEL MAP FOR B-NEVA, INC., #3 FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 22, 1977 AS FILE NO. 12210.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES AS CREATED BY THAT CERTAIN EASEMENT DEED RECORDED SEPTEMBER 6, 1977 IN BOOK 977, PAGE 312 AS INSTRUMENT NO. 12742 OF OFFICIAL RECORDS.

**APN: 1318-15-803-003**

**Property Address: 215 Elks Point Rd., Zephyr Cove, NV 89448**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-803-003  
 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: 12/9/20 Operating Agr. Ok~A.B.

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 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 # 9  
 b. Explain Reason for Exemption: A transfer of title to or from a business entity of which grantor is 100% owner.

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 Chris Harley Capacity \_\_\_\_\_ Grantor

Signature Marsha Harley Capacity \_\_\_\_\_ Grantor

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

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

HARLEY LIVING TRUST  
 Print Name: Chris Harley & Marsha Harley, Trustees  
 Address: 774 Mays Blvd.  
 City: Incline Village  
 State: NV Zip: 89451

215EPZC, LLC - SERIES A  
 Print Name: Chris Harley, Manager  
 Address: 774 Mays Blvd.  
 City: Incline Village  
 State: NV Zip: 89451

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
 Address: 500 Damonte Ranch Pkwy, Suite 860  
 City: Reno State: NV Zip: 89521

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