

APN: 1418-22-501-002

**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:**  
**Daniel Bateman**  
PO Box 15068  
Phoenix, AZ 85060

ESCROW NO: 11001052-JML

RPTT \$21,060.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That S. Andrew Schwartz and Amy T. Schwartz Trustees of The Schwartz Living Trust dated May 17, 1988

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

**Daniel Bateman, a single man**

all that real property situated in the City of Glenbrook, 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.

The Schwartz Living Trust dated May 17, 1988

[Signature]  
S. Andrew Schwartz, Trustee

[Signature]  
Amy T. Schwartz, Trustee

California  
STATE OF ~~NEVADA~~ Co } ss:  
COUNTY OF Los Angeles

This instrument was acknowledged before me on 9/17/2020

by Amy T. Schwartz & S. Andrew Schwartz

[Signature] (seal)  
Notary Public



**EXHIBIT A**  
**Legal Description**

A parcel of land consisting of the Southerly portion of Lot 1, as shown on Record of survey for K. Amundson, Cedar Brook portion of Logan Creek Estates, Inc., recorded in the office of the Recorder of Douglas County, Nevada, on August 19, 1959, in Book 1 of Maps as Document No. 14816 and being a portion of the Northeast ¼ of the Northeast ¼ of Section 22, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

COMMENCING at the point where the Lake Tahoe Meander Line intersects the North line of Lot 1 of Logan Creek Estates, said point being further described as an iron axle set in the ground, proceed thence South 0°06'50", 100.00 feet, to the TRUE POINT OF BEGINNING; proceed thence North 89°24' West, 65.82 feet, to the Northwest corner of the parcel; thence South 6°49'28" East, 26.43 feet, to the Southwest corner of the parcel; thence South 87°26'10" East, 62.68 feet, to a point on the Lake Tahoe Meander Line; thence South 87°26'10" East, 101.36 feet, to a point on the Westerly right-of-way line of Nevada State Highway U.S. 50 which is the Southeast corner of the parcel; thence North 33°15'40" East, 37.81 feet, along said Westerly right-of-way line, to the Northeast corner of the parcel; thence North 89°24' West, 121.94 feet, 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.

NOTE: The above metes and bounds description appeared previously in that certain document recorded September 26, 1998, in Book 0898, Page 5399 as Instrument No. 0447877.

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# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- a. 1418-22-501-002
  - 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: \$ 5,400,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 5,400,000.00
- d. Real Property Transfer Tax Due: \$ 21,060.00

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 7% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Grantor

Signature Daniel Bateman, Jr. Capacity Grantee

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

Print Name: The Schwartz Living Trust dated May 17, 1988

Address: 10790 Chalon Road

City: Los Angeles

State: CA Zip: 90077

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

Print Name: Daniel Bateman

Address: PO Box 322

City: Glenbrook

State: NV Zip: 89413

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

Print Name: Signature Title Company LLC Escrow No.: 11001052-110-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