

DOUGLAS COUNTY, NV

**2021-960292**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

01/20/2021 01:39 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E07

APN: 1418-10-501-009

**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:**  
Edward F. Biggs Sr. Trustee  
4271 Valley Lane  
Fairfield CA 94534

ESCROW NO: 11001174-JML

RPTT \$0.00

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Edward F. Biggs Trustee of the Edward F. Biggs Sr.  
Revocable Trust UTD March 12, 2008**

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

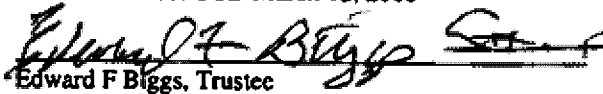
**Edward F. Biggs Sr., and Loretta D. Biggs Trustees of the 2011 Edward and Loretta Biggs Revocable  
Trust dated March 22, 2011**

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.

Edward F. Biggs Trustee of the Edward F Biggs Sr.  
Revocable Trust UTD March 12, 2008

  
Edward F Biggs, Trustee

\_\_\_\_\_

STATE OF NEVADA  
COUNTY OF

} ss:

This instrument was acknowledged before me on \_\_\_\_\_.

by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

(seal)

**SEE ATTACHED**

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF 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 Solano )

On January 16<sup>TH</sup> 2021 before me, Devisteen Stringer, Notary Public  
(here insert name and title of the officer)

Personally appeared EDWARD F. BIGGS

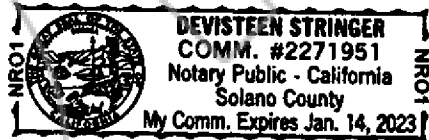
who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity (ies), and that by his/~~her/their~~ signature (s) on the instrument 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.

*Devisteen Stringer*

Signature of Notary Public  
DEVISTEEN STRINGER



(Notary Seal)

**DESCRIPTION OF THE ATTACHED DOCUMENT**

GRANT, BARGAIN, SALE DEED  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date: 01 / 16 / 2021

(Additional Information)

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

All those certain lots, pieces of parcels of land situated in the County of Douglas, State of Nevada, described as follows:

**Parcel 1**

Being Lots numbered Two (2) and Three (3) in Block B lettered as said lots and block are delineated and so designated upon that certain map entitled "Map of Glenbrook Links, Lake Tahoe, filed September 27<sup>th</sup>, 1911 in the office of the County Recorder of said Douglas County in Book B of Miscellaneous Records a Page 326 together with all building and improvements thereon.

**EXCEPTING THEREFROM** all that portion of Lot No. 3 as above forth which is described in that certain Deed wherein Gwendolen Browne, Grantor conveyed to Hans R. Jepsen and Charlotte Jepsen, his wife, a portion of said Lot 3, as recorded in the Office of the County Recorder of Douglas County, State of Nevada on January 27, 1951 in Book Z of Deeds, page 404 as Document No. 7802 more particularly described as follows:

Beginning at the Northeastery corner of the parcel at the Northwest corner of Lot 4 at the Northeast corner of Lot 3 of Block B of said Glenbrook Links Subdivision thence S. 56 deg. 48 min. W along the Lot line between said Lots 3 and 4 a distance of 100 feet to the Southeasterly corner of said Lot 3 thence N. 33 deg. 12 min. W. along the Southwesterly line of said Lot 3 a distance of 30.00 feet to a point thence N. 56 deg. 48 min. E. a distance of 100.00 feet to a point on the Northeastery line of said Lot 3, thence S. 33 deg. 12 min. E. a distance of 30.00 feet to the point of beginning.

**Parcel 2**

That certain right of way over that certain road as now located or as may be located hereafter, extending from the State Highway known as U.S. Route 50 to the above described lots as contained and described in that certain deed made the 15<sup>th</sup> day of May, 1943 between GLENBROOK IMPROVEMENT COMPANY, A Delaware corporation, grantor and LEONARA M. DAVEY, grantee, and recorded in the office of the County Recorder of Douglas County, Nevada, in Book W of Deeds, Page 450.

**Parcel 3**

That certain right of way from that certain road between Blocks E and B of Glenbrook Links as said road is shown on that certain map entitled "Map of Glenbrook Links, Lake Tahoe," situated in Section 10, T 14N, R. 18E., MDM, Glenbrook County of Douglas, Nevada June 1911 which said map was recorded in the Office of the County Recorder of the County of Douglas, State of Nevada, in book B of Miscellaneous Records, at Page 326, to the meander line of Lake Tahoe over a strip of land twelve (12) feet in width across Lot 1 of Block B, as said lots and block are delineated and so designated on the said Map of Glenbrook Links and extending to the meander line of Lake Tahoe which said strip of Land lies along the boundary line between the said Lot 1 of the said Block B and along said boundary line extended to said meander line all as contained and described in that certain deed made the 19<sup>th</sup> day of August, 1938 between THE GLENBROOK COMPANY, A Delaware Corporation, grantor and J.T. DAVEY, grantee.

NOTE: Legal description previously contained in Document No. 0770897, in Book 0910, at Page 4414, Recorded on September 21, 2010.

APN: 1418-10-501-009

# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
 a. 1418-10-501-009  
 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: <u>Verified Trust - JS</u>	

3. a. Total Value/Sales Price of Property: \$ 8,400,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 8,400,000.00  
 d. Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: trust being dissolved  
without consideration

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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee Agent

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Edward & F. Biggs Revocable Trust, Edward F. Biggs Trustee  
 Address: 4271 Valley Lane  
 City: Fairfield  
 State: CA Zip: 94534

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Edward and Loretta Biggs Trust  
 Address: 4271 Valley Lane  
 City: Fairfield  
 State: CA Zip: 94534

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Signature Title Company LLC Escrow No.: 11001174-110-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