

APN: 1418-03-401-002

Recording Requested by and
When Recorded Return to:

McDonald Carano LLP
Attn: Andrew Gabriel
100 W. Liberty Street, Tenth Floor
Reno, NV 89501

Mail Future Tax Statements To:

Melanie K. Moore
2375 E. Tropicana #378
Las Vegas, NV 89119

GRANT, BARGAIN, SALE DEED

SPIRIT OF THE LAKE GB LLC, a Nevada limited liability company, that erroneously acquired title as SPIRIT OF THE LAKE GB, a Nevada limited liability company, does hereby Grant, Bargain, Sell and Convey to MELANIE K. MOORE AS TRUSTEE OF THE HAROLD M. MOORE 1998 REVOCABLE TRUST/QUALIFIED NONEXEMPT MARITAL TRUST (U/D/T: August 25, 1998), all of its right, title, and interest in and to the real property situated in the County of Douglas, State of Nevada, more fully described on Exhibit "A" which is attached hereto and made a part hereof.

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 1:

Commencing at the West quarter corner of Section 3, Township 14 North, Range 18 East, M.D.B. & M., marked on the ground by a two inch pipe in a mound of stone; thence South 89°21' East along the East-West Centerline of said Section 3, a Distance of 1,312.03 feet to a two inch pipe at the Northeast corner of the parcel of land described in the Deed to W. J. Harris, recorded in Book U, Page 89, of Deed Records; thence South 0°39' East along the Eastern line of Harris Parcel, 1109.03 feet; thence South 75°08'50" West, 273.07 feet to the True Point of Beginning; thence South 36°16'40" West, 211.95 feet; thence South 20°49'40" West 28.11 feet; thence South 503.72 feet to a meander line of Lake Tahoe; thence North 67°50' East along said meander line of Lake Tahoe 146.22 feet to line drawn South from the True Point of Beginning; thence North 645.70 feet to the True Point of Beginning, situate in Lot 3 of said Section.

Excepting therefrom all that portion of the above described parcel lying southerly of the north right of way line for Lands End Drive is described in the Finding of Fact, Conclusion of Law and Judgment Quieting Title to Right of Way, recorded December 22, 1993, in Book 1293, Page 5041, as Document No. 325772.

Parcel No. 2:

A Non-Exclusive Easement and Right of Way 50 feet wide for roadway purpose, appurtenant to Parcel 1, herein above described, said easement and right of way described, as follows:

Commencing at the West quarter corner of Section 3, Township 14 North, Range 18 East, M.D.B. & M., marked on the ground by a two inch pipe in a mound of stone; thence South 89°21' East along the East-West Center line of said Section, a distance of 1312.03 feet to a two inch pipe at the Northeast corner of parcel of land described in Deed to W.J. Harris, recorded in Book U, Page 89 of Deed Records; thence South 0°39" East, along the Eastern line of Harris Parcel 1432.99 feet to the True Point of Beginning; thence South 73°07' West, 180.83 feet; thence South 79°10'30" West 298.21 feet; thence South 71°47'50" West 74.30 feet; thence South 65°54'30" East, 70.68 feet; thence North 79°10'30" East 316.59 feet; thence North 73°07' East 168.91 feet to the Eastern line of said Harris Parcel; thence North 0°39' West along the last mentioned line, 52.08 feet to the True Point of Beginning.

Parcel No. 3:

The Non- Exclusive right to use the easements and rights of way for roadway purposes conveyed to W.J. Harris, in Deed recorded in Book U, Page 67, of Deed Records, Douglas County, Nevada.

Note: the above metes and bounds legal description previously appeared in Deed, recorded July 6, 2020, as Document No. 2020-948695, of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1418-03-401-002
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK bc

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to trust 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 Sulamie K Moore Capacity: Manager

Signature Sulamie K Moore Capacity: TTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Spirit of the Lake GB LLC
 Address: 2375 E. Tropicana #378
 City: Las Vegas
 State: NV Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Harold M. Moore 1998 Revocable Trust
Qualified Nonexempt Marital Trust
 Address: 2375 E. Tropicana #378
 City: Las Vegas
 State: NV Zip: 89119

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: McDonald Carano LLP
 Address: 2300 W Sahara Ave Suite 1200
 City: Las Vegas

Escrow # _____
 State: NV Zip: 89102