

DOUGLAS COUNTY, NV

2021-964976

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

04/06/2021 03:55 PM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

E03

APN# : 1318-10-411-009

**Recording Requested By:**

Western Title Company, LLC

**Escrow No.:** 1139753

**When Recorded Mail To:**

Stewart Title Company

2310 S. Carson Street

Carson City, NV 89701

**Mail Tax Statements to: (deeds only)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

  
\_\_\_\_\_  
Kayla Jacobsen

Escrow Officer

**\*Document No. 0453838 is being Re-Recorded to correct the Legal Description as shown in the attached Exhibit A**

\_\_\_\_\_  
**Cash Warranty Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1139753

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Lots 8 and 11 of Zephyr Heights No. 6, filed for record on October 30, 1963, as Document No. 23747, more particularly described as follows:

Beginning at the most Easterly corner of said Lot 8; thence South  $07^{\circ}13'00''$  West 132.42 feet; thence South  $89^{\circ}25'35''$  West 18.25 feet; thence along a tangent curve to the right with a radius of 480 feet, a central angle of  $08^{\circ}19'22''$ , and an arc length of 69.72 feet; thence North  $20^{\circ}19'26''$  East 98.49 feet; thence North  $04^{\circ}12'00''$  East 100.00 feet; thence along a curve concave to the Northwest with a radius of 75 feet, a central angle of  $33^{\circ}14'14''$ , and an arc length of 43.51 feet, the chord of said curve bears North  $77^{\circ}34'53''$  East 42.90 feet; thence South  $22^{\circ}05'08''$  East 6.79 feet; thence South  $04^{\circ}57'39''$  West 19.03 feet; thence South  $22^{\circ}20'00''$  East 22.67 feet; thence South  $04^{\circ}57'41''$  East 28.89 feet; thence North  $84^{\circ}13'48''$  East 9.00 feet to the Point of Beginning.

Reference is hereby made to that certain Record of Survey Supporting a Boundary Line Adjustment for Young/Darden, filed for record in the office of the Douglas County Recorder, State of Nevada, on March 17, 1998 in Book 398 at Page 3731 as Document No. 435120, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the Recorder of Douglas County, Nevada on March 17, 1998 as Document No. 435121 of Official Records.

R.P.T.T. \$

CASH WARRANTY DEED

Date: October 6, 1998

Grantor: Darden Interests, Inc., a Texas Corporation

Grantor's Mailing Address (including county):

Darden Interests, Inc.  
6510 Abrams Street, Suite 240  
Dallas, TX 75231  
Dallas County

Grantee: Lakeview, Inc., a Nevada Corporation

Grantee's Mailing Address (including county):

Lakeview, Inc., a Nevada Corporation  
661 Lookout Road  
Zephyr Cove, Nevada 89448  
Douglas County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Located in Zephyr Cove, Nevada, Douglas County. Lot 8, as shown on the map of Zephyr Heights No. 6, filed for record in the Office of the County Recorder on October 30, 1963, as Document No. 23747 AP#05-172-14.

Reservations From and Exceptions to Conveyance and Warranty:

Subject to any and all indebtedness:  
Note and Deed of Trust in the amount of \$550,000.00,  
dated July 11, 1997.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS, OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

0453838

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to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Darden Interests, Inc.,  
A Texas Corporation

**SEAL**

*Paul W. Darden, President*  
BY Paul W. Darden, President

**ACKNOWLEDGMENT**

STATE OF TEXAS

§

§

COUNTY OF DALLAS

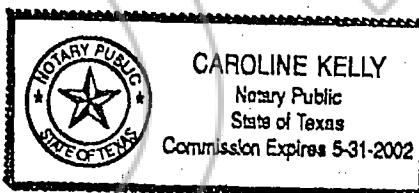
§

This instrument was acknowledged before me on 10/9/1998  
1998, by Paul W. Darden as President of Darden Interests, Inc..

*Caroline Kelly*  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Darden Interests, Inc.  
6510 Abrams Street, Suite 240  
Dallas, TX 75231



I, Karen Ellison, certify that the foregoing instrument is a full, true and correct copy of the original on file in the office of the Recorder of Douglas County, Nevada. Per NRS 239B, the SSN shall be redacted, but in no way affects the legality of the document.

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

Witness my hand this 17th of March, 2021

By: *Jodi Stovall*  
Jodi Stovall - Deputy Recorder

'98 NOV 12 A11:37

LINDA SLATER  
RECORDER  
\$ PAID DEPUTY.

0453838

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-10-411-009  
 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'l/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 0.00  
 d. Real Property Transfer Tax Due                              \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Document No. 0453838 is being Re-Recorded to correct Legal Description as shown in the attached Exhibit A 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 Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Darden Interests, Inc., a Texas corporation  
 Address: 15400 Knoll Trail Ste 108 LB 42  
 City: Dallas  
 State: TX Zip: 75231

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Lakeview, Inc.  
 Address: 661 Lookout Rd.  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1139753 KDJ  
 Address: 2310 S. Carson St., Suite 5A  
 City: Carson City State: NV Zip: 89701