

APN: 1319-30-310-014
R.P.T.T.: \$3,100.50
Escrow No.: 21014845-DR
When Recorded Return To:
George Hites and Emo-Gizella B. Hites
Revocable Living Trust
4284 O'Byrnes Ferry Road
Copperopolis, CA 95228

Mail Tax Statements to:
George Hites and Emo-Gizella B. Hites
Revocable Living Trust
4284 O'Byrnes Ferry Road
Copperopolis, CA 95228

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lazer Inc., a Nevada Corporation

do(es) hereby Grant, Bargain, Sell and Convey to

George Hites and Emo-Gizella B. Hites, trustees of the George Hites and Emo-Gizella B. Hites Revocable Living Trust dated July 23, 1998

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

All of Lot 1 of Whitebark Townhouses Subdivision, filed for record as Document Number 522371 and that portion of Lot 13 of said Whitebark Townhouses, more particularly described as follows:

Beginning at a point which bears North 02°09'45" East 10.01 feet from the Northwest corner of said Lot 1; thence North 89°30'30" East 85.67 feet; thence South 01°18'39" East 64.01 feet; thence South 89°54'32" West 86.89 feet; thence along a curve concave to the West with a radius of 503.50 feet, a central angle of 03°37'59" and an arc length of 31.93 feet, the chord of said curve bears North 0°41'48" West 31.92 feet; thence along a curve concave to the East with a radius of 324.50 feet, a central angle of 05°33'34" and an arc length of 31.49 feet, the chord of said curve bears North 0°16'00" East 31.47 feet to the Point of Beginning.

Note: the above legal description previously appeared in Boundary Line Adjustment Deed, recorded December 6, 2002, in Book 1202, Page 2644, as Document No. 559964, of Official Records.

Parcel 2:

A fifty foot (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North 00°23'02" West 79.53 feet from the Southeast corner of said parcel; thence along the centerline, North 33°00'00" East, 90.10 feet to the beginning of a tangent curve to the right with a radius of 350 feet and a central angle of 8°55'00"; thence along said curve an arc length of 54.47 feet; thence North 41°55'00" East 258.25 feet to a point on the Westerly line of Quaking Aspen Lane.

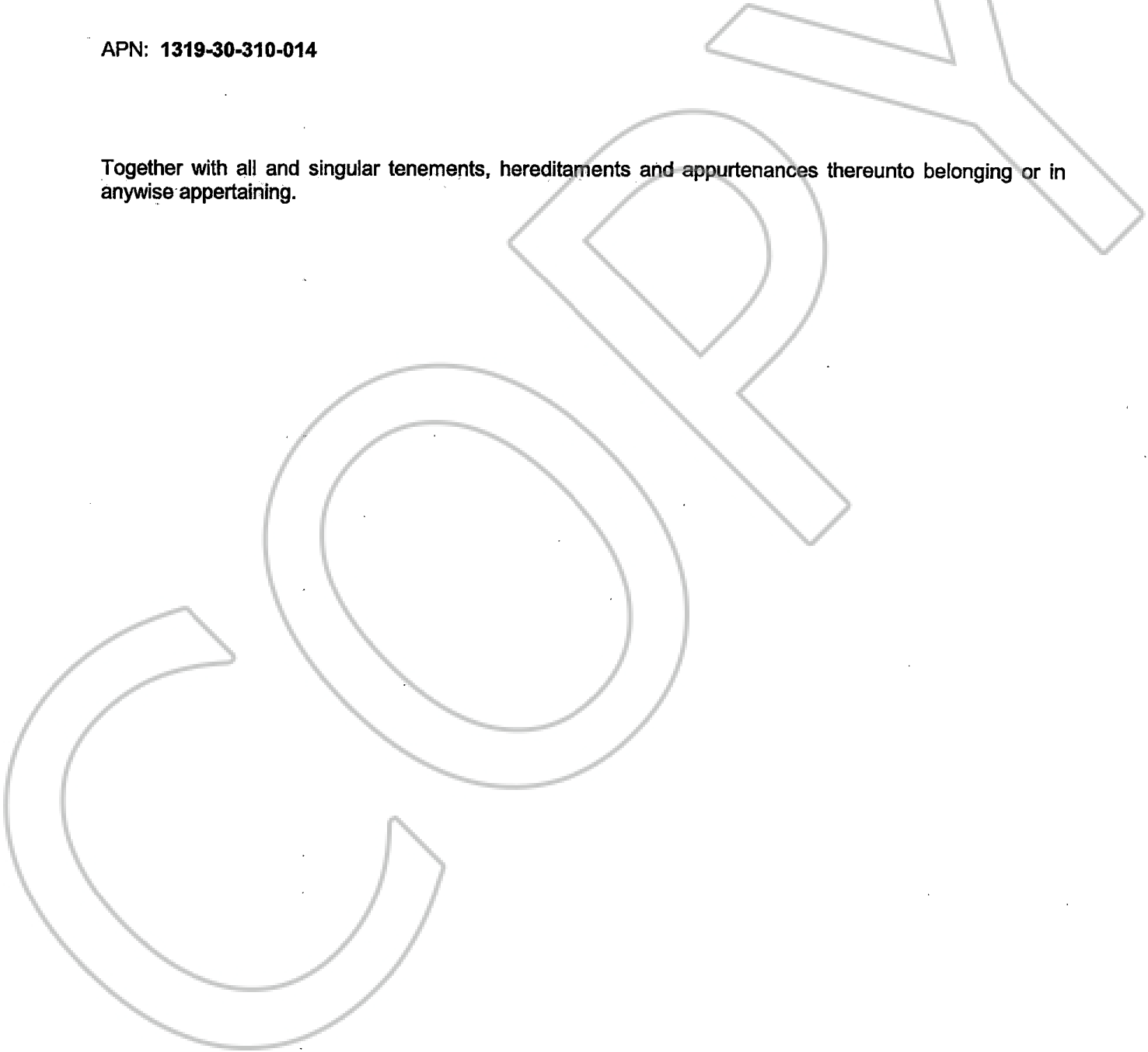
A fifty feet (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North $00^{\circ}23'02''$ West 79.53 feet from the Southeast corner of said parcel; thence along the centerline South $33^{\circ}00'00''$ West 9.90 feet to the beginning of a tangent curve to the left with a radius of 400 feet and a central angle of $11^{\circ}28'23''$; thence along said curve an arc length of 80.10 feet to a point on the South line of said Pordon parcel.

Note: the above legal description previously appeared in Deed, recorded October 9, 2001, in Book 1001, Page 2506, as Document No. 524686, of Official Records.

APN: 1319-30-310-014

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Dated this 5 day of April, 2021.

Lazer Inc., a Nevada Corporation

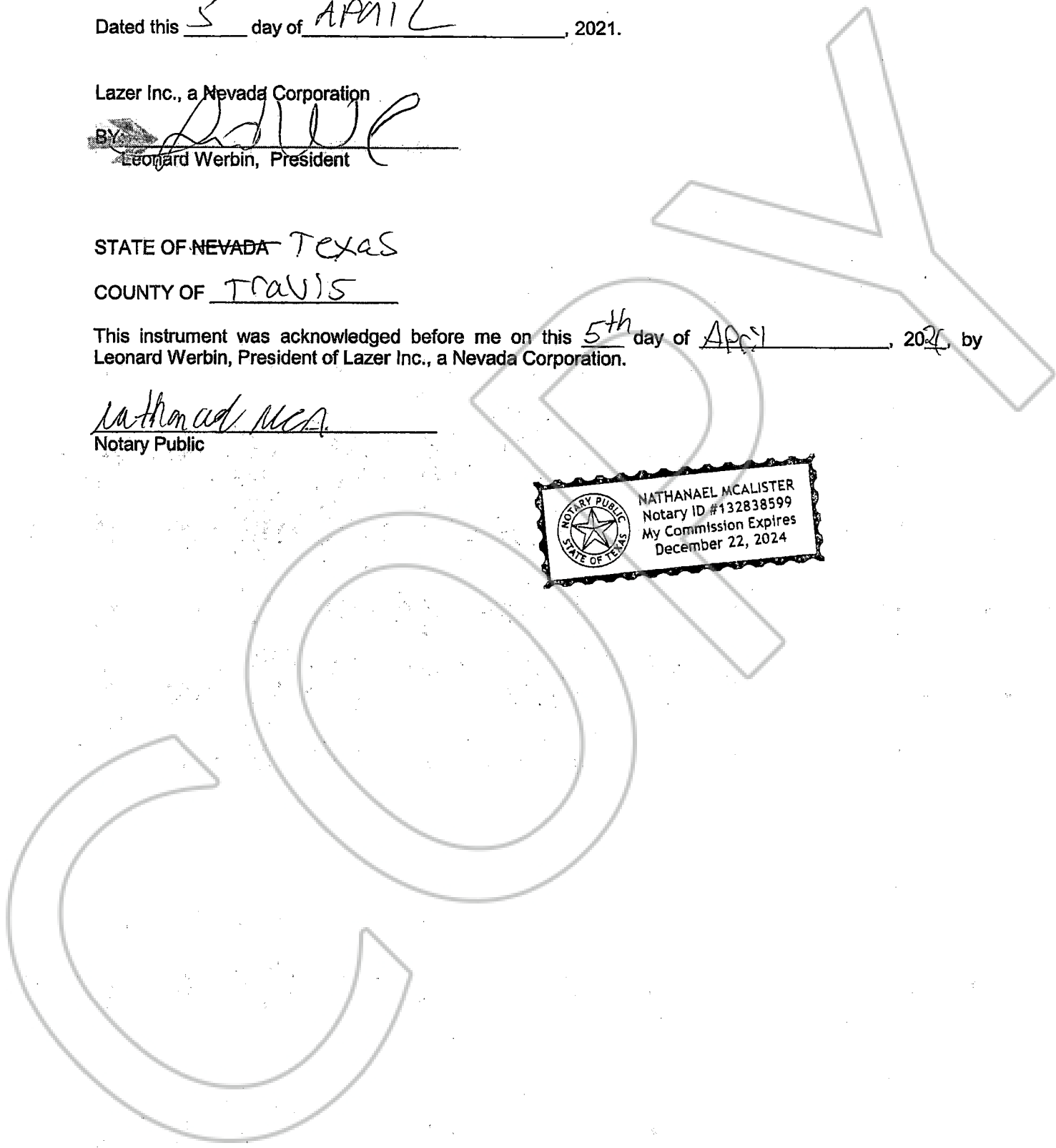
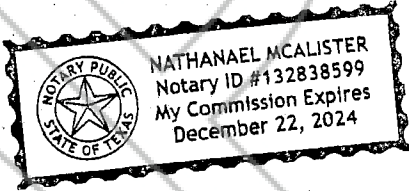
BY: [Signature]
Leonard Werbin, President

STATE OF NEVADA Texas

COUNTY OF TRAVIS

This instrument was acknowledged before me on this 5th day of April, 2021, by Leonard Werbin, President of Lazer Inc., a Nevada Corporation.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-310-014
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$795,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$795,000.00
 d. Real Property Transfer Tax Due: \$3,100.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lazer Inc., a Nevada Corporation
 Address: P.O. Box 10762
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: George Hites and Emo-Gizella Hites
 Address: 4284 O'Byrnes Ferry Road
 City: Copperopolis
 State: California Zip: 95228

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21014845-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED