



KAREN ELLISON, RECORDER E01

APN: 1418-34-401-002

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

GREEN ROCK, LLC  
POST OFFICE BOX 3390  
STATELINE, NV 89449

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PINE ROCK, LLC, A NEVADA LIMITED LIABILITY COMPANY, (“Grantor”) does hereby GRANT, BARGAIN, SELL and CONVEY to GREEN ROCK, LLC, A NEVADA LIMITED LIABILITY COMPANY (“Grantee”), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit A-1 and A-2 attached hereto and made a part hereof.

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TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee’s heirs and assigns forever.

*(Signature page follows)*

DATED this 21 day of April 2021.

PINE ROCK, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: PR MANAGEMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
KENNETH R. JILLSON, MANAGER

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on April 21, 2021, by KENNETH R. JILLSON, ESQ.

WITNESS my hand and official seal.


  
\_\_\_\_\_  
NOTARY PUBLIC



EXHIBIT A-1  
LEGAL DESCRIPTION

A portion of the South half of the North half of Lot 4 of Section 34, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

BEGINNING at a point at the Southeast corner of the parcel, on the Westerly right-of-way line of U.S. Highway No. 50, said point being described as bearing North  $19^{\circ}22'12''$  West a distance of 868.19 feet from the South One-Quarter corner of said Section 34; thence North  $89^{\circ}56'12''$  West 624.49 feet to the Southwest corner of the parcel, on the meander line of Lake Tahoe; thence North  $19^{\circ}47'12''$  West along the meander line 174.17 feet to the Northwest corner of the parcel; thence South  $89^{\circ}55'35''$  East 650.91 feet to the Northeast corner of the parcel and on the Westerly right-of-way line of said highway; thence from a tangent which bears South  $10^{\circ}17'55''$  East curving to the left along the right-of-way line with a radius of 2040 feet through an angle of  $1^{\circ}04'20''$  an arc distance of 38.23 feet to a point; thence South  $11^{\circ}22'15''$  East along the right-of-way line 128.82 feet to the POINT OF BEGINNING, said parcel containing 2.382 acres, more or less.

Also the right and privilege to the use through pipe lines of water heretofore or hereafter assigned to the above parcels from that certain spring generally known and designated as Beatty Springs, situate in Lot 4, Section 34, Township 14 North, Range 18 East.

EXHIBIT A-2  
LEGAL DESCRIPTION

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

Beginning at the Northwesterly comer of the Parcel of land described in that Grant, Bargain and Sale Deed in Book 602, Page 9390, Douglas County records;

thence South 19°47'13" East 174.17 feet;  
thence North 89°56'12" West 42.2 feet more or less to a point on the approximate Low-Water Line of Lake Tahoe, elevation 6223.0 feet, Bureau of Reclamation Datum;

thence Northerly along said approximate Low-Water Line the following 5 courses:

North 13°12'50" West 51.48 feet;  
North 08°02'02" West 33.56 feet;  
North 56°57'46" West 51.94 feet;  
North 14°06'39" West 46.13 feet;  
North 15°22'36" West 7.78 feet;

thence leaving said approximate Low-Water Line South 89°55'35" East 56.6 feet more or less to the Point of Beginning.

Containing 7,412 square feet, more or less.

The Basis of Bearing for the description is the above referenced Grant, Bargain and Sale Deed.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1418-34-401-002  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>4/26/21</u>	
Notes: <u>Model Off? Pine Rock / Green Rock LLC exhibits &amp; keys &amp; AFS</u>	

- 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 1  
 b. Explain Reason for Exemption: A mere change in identity, such as a transfer from an entity to its affiliated business entity with identical common ownership

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 - Manager  
 Signature \_\_\_\_\_ Capacity: Grantee - Manager

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

Print Name: Pine Rock, LLC, A NV llc  
 Address: Post Office Box 3390  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Green Rock, LLC, a NV llc  
 Address: Post Office Box 3390  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Ken Jillson, Esq.  
 Address: Post Office Box 3390  
 City: Stateline

Escrow # \_\_\_\_\_  
 State: NV Zip: 89449

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED