

DOUGLAS COUNTY, NV **2021-967086**
RPTT:\$51924.60 Rec:\$40.00
\$51,964.60 Pgs=12 **05/07/2021 03:59 PM**
FIDELITY NATIONAL TITLE - RAINBOW
KAREN ELLISON, RECORDER

**APN: 1318-22-002-110,
1318-22-002-109, 1318-22-002-012,
1318-22-002-111, 1318-22-002-111,
1318-22-002-112, 1318-22-002-009,
1318-22-002-015, 1318-22-002-102**

**MAIL TAX STATEMENTS AND
RETURN TO: Barton Healthcare System
ADDRESS: 2170 South Avenue
CITY/STATE/ZIP: South Lake Tahoe CA 96150**

Grant, Bargain, Sale Deed

**Recording Requested By:
Fidelity National Title**

APNs: ~~1318-22-002-011~~, ~~1318-22-002-012~~
~~1318-22-002-016~~, ~~1318-22-002-009~~,
~~1318-22-002-015~~, ~~1318-22-002-102~~

WHEN RECORDED RETURN TO:

Norton Rose Fulbright US LLP
111 W. Houston Street, Suite 1800
San Antonio, TX 78205
Attn: Katherine A. Tapley

MAIL TAX STATEMENTS TO:

BARTON HEALTH
2170 South Avenue
South Lake Tahoe, CA 96150

(Space above line for Recorder's use only)

Documentary Transfer Tax: \$ 51,924.60

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAKESIDE INN, INC., a Nevada corporation, "GRANTOR," does hereby Grant, Bargain, Sell and Convey to BARTON HEALTHCARE SYSTEM, a California nonprofit public benefit corporation, as "GRANTEE," the real property located in County of Douglas, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference;

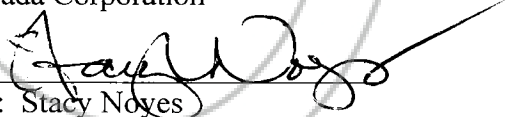
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated as of May 4, 2021.

GRANTOR

LAKESIDE INN, INC.
A Nevada Corporation

By: 
Name: Stacy Noyes
Title: President

Stacy Noyes

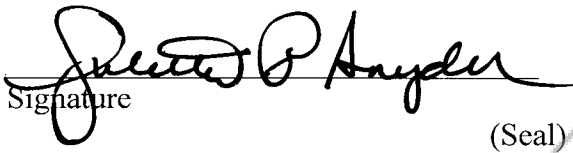
ACKNOWLEDGMENT

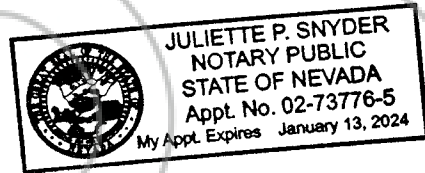
STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on May 4th, 2021, by STACY NOYES as President of LAKESIDE INN, INC., a Nevada corporation.

WITNESS my hand and official seal.


Signature (Seal)



3024-001
05/07/21

**DESCRIPTION
PARCEL 1A**

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

A parcel of land located within portions of Sections 22 & 23, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a point on the east boundary of the Oliver Park Subdivision, filed for record February 2, 1959 in the office of Recorder, Douglas County, Nevada as Document No. 14034 from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears North 78°24'01" West, 979.77 feet;

thence along said east boundary of the Oliver Park Subdivision, North 18°22'07" East, 75.45 feet;

thence South 60°58'30" East, 384.95 feet to a point on the westerly line of U.S. Highway 50;

thence along said westerly line of U.S. Highway 50, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 2,460.00 feet, central angle of 01°44'49", arc length of 75.00 feet, and chord bearing and distance of South 20°22'23" West, 75.00 feet;

thence North 60°58'30" West, 382.28 feet to the **POINT OF BEGINNING**, containing 28,459 square feet, or 0.65 acres, more or less.

Said parcel shown as Parcel 1A per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

APN 1318-22-002-110

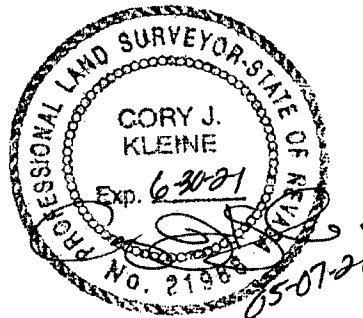
Prepared By:

R.O. ANDERSON ENGINEERING, INC.

Cory J. Kleine, PLS 21988

P.O. Box 2229

Minden, Nevada 89423



3024-001
05/07/21

**DESCRIPTION
PARCEL 1B**

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

A parcel of land located within portions of Sections 22 & 23, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a point on the east boundary of the Oliver Park Subdivision, filed for record February 2, 1959 in the office of Recorder, Douglas County, Nevada as Document No. 14034 from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears North 82°44'02" West, 991.50 feet;

thence along said east boundary of the Oliver Park Subdivision, North 18°22'07" East, 291.45 feet;

thence South 61°54'07" East, 371.26 feet to a point on the westerly line of U.S. Highway 50;

thence along said westerly line of U.S. Highway 50, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 2,460.00 feet, central angle of 06°59'42", arc length of 300.33 feet, and chord bearing and distance of South 16°00'07" West, 300.15 feet;

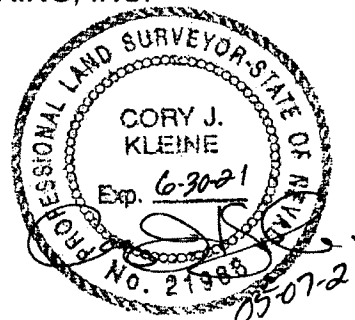
thence North 60°58'30" West, 384.95 feet to the **POINT OF BEGINNING**, containing 2.54 acres, more or less.

Said parcel shown as Parcel 1B per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

APN: 1318-22-002-109

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423



3024-001
05/07/21

**DESCRIPTION
PARCEL 2**

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

A parcel of land located within portions of Sections 22 & 23, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a point on the east boundary of the Oliver Park Subdivision, filed for record February 2, 1959 in the office of Recorder, Douglas County, Nevada as Document No. 14034 from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears North 72°28'48" West, 973.05 feet;

thence along said east boundary of the Oliver Park Subdivision, North 18°22'07" East, 101.07 feet;

thence South 60°58'30" East, 382.28 feet to a point on the westerly line of U.S. Highway 50;

thence along said westerly line of U.S. Highway 50, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 2,460.00 feet, central angle of 02°19'45", arc length of 100.00 feet, and chord bearing and distance of South 22°24'40" West, 99.99 feet;

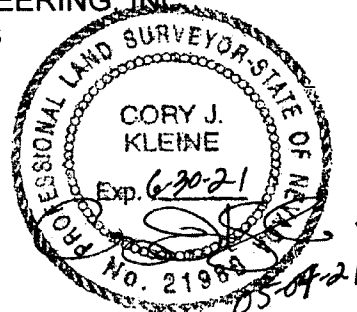
thence North 60°58'30" West, 375.11 feet to the **POINT OF BEGINNING**, containing 37,648 square feet, or 0.86 acres, more or less.

Said parcel shown as Parcel 2 per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

APN: 1318-22-002-012

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423



3024-001
05/07/21

**DESCRIPTION
PARCEL 3A**

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

A parcel of land located within a portion of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a point on the east boundary of the Oliver Park Subdivision, filed for record February 2, 1959 in the office of Recorder, Douglas County, Nevada as Document No. 14034 from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears North 68°00'19" West, 974.90 feet;

thence along said east boundary of the Oliver Park Subdivision, North 18°22'07" East, 76.07 feet;

thence South 60°58'30" East, 175.68 feet;

thence South 24°25'11" West, 75.00 feet to a point on the northerly boundary of Parcel 7 per Grant Deed filed for record December 28, 1987 in said office of Recorder as Document No. 169517;

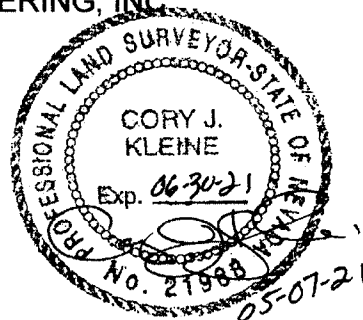
thence along said northerly boundary of Parcel 7 and the northerly boundary of Parcel 4 per said Grant Deed, North 60°58'30" West, 167.62 feet to the **POINT OF BEGINNING**, containing 1,283 square feet, or 0.29 acres, more or less.

Said parcel shown as Parcel 3A per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

APN: 1318-22-002-111

Prepared By: R.O. ANDERSON ENGINEERING, INC
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423



3024-001
05/07/21

**DESCRIPTION
PARCEL 3B**

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

A parcel of land located within a portion of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southeast corner of the Oliver Park Subdivision, filed for record February 2, 1959 in the office of Recorder, Douglas County, Nevada as Document No.14034 from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears North 60°56'59" West, 990.10 feet;

thence along the east boundary of said Oliver Park Subdivision, North 18°22'07" East, 121.85 feet;

thence South 60°58'30" East, 129.98 feet to the northwest corner of Parcel 7 per Grant Deed filed for record December 28, 1987 in said office of Recorder as Document No. 169517;

thence along the westerly boundary of Said Parcel 7, South 18°21'59" West, 121.92 feet to a point on the southerly line of 4-H Road;

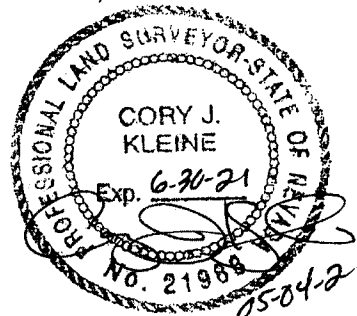
thence along said southerly line of 4-H Road, North 60°56'59" West, 129.99 feet to the **POINT OF BEGINNING**, containing 15,571 square feet, or 0.36 acres, more or less.

Said parcel shown as Parcel 3B per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

APN: 1318-22-002-112

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423



3024-001
05/07/21

**DESCRIPTION
PARCEL 4**

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

A parcel of land located within a portion of Sections 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a point on the east boundary of the Oliver Park Subdivision, filed for record February 2, 1959 in the office of Recorder, Douglas County, Nevada as Document No. 14034 from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears South 81°03'25" West, 979.77 feet;
thence along said east boundary of the Oliver Park Subdivision, North 18°22'07" East, 100.27 feet to a point on the southerly line of Kahle Drive:
thence along said southerly line of Kahle Drive, South 61°10'15" East, 100.01 feet;
thence South 18°21'59" West, 100.52 feet;
thence North 61°01'36" West, 100.06 feet to the **POINT OF BEGINNING**, containing 9,874 square feet, or 0.23 acres, more or less.

Said parcel shown as Parcel 4 per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

APN: 1318-22-002-009

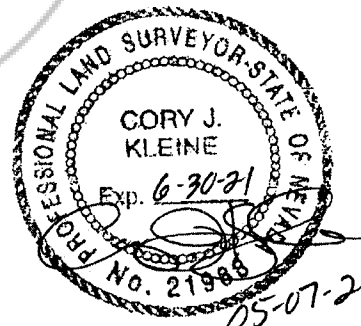
Prepared By:

R.O. ANDERSON ENGINEERING, INC.

Cory J. Kleine, PLS 21988

P.O. Box 2229

Minden, Nevada 89423



3024-001
05/07/21

**DESCRIPTION
PARCEL 5**

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

A parcel of land located within a portion of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

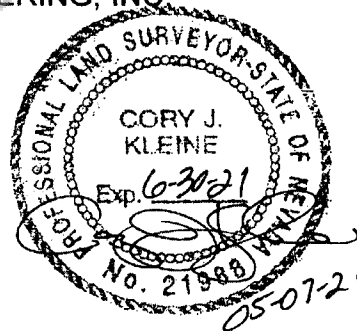
BEGINNING at the southwest corner of Parcel 7 per Grant Deed filed for record December 28, 1987 in the office of Recorder, Douglas County, Nevada as Document No. 169517, said point falling on the south line of 4-H Road, from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears North 60°56'59" West, 1,220.10 feet;
thence along the common boundary of said Parcel 7 and Parcel 4 per said Grant Deed, North 18°21'59" East, 121.92 feet to the common corner of said Parcels 4 & 7;
thence South 60°58'30" East, 50.00 feet;
thence South 18°21'59" West, 121.94 feet to a point on said southerly line of 4-H Road;
thence along said southerly line of 4-H Road, North 60°56'59" West, 50.00 feet to the **POINT OF BEGINNING**, containing 5,991 square feet, or 0.14 acres, more or less.

Said parcel shown as Parcel 5 per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

APN: 1318-22-002-015

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423



**DESCRIPTION
PARCEL 6**

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

A parcel of land located within a portion of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian, more particularly described as follows:

Lots 1 through 12, within Block 1, of the Oliver Park Subdivision filed for Record February 2, 1959 in the office of Recorder, Douglas County, Nevada as Document No. 14034, further described as follows:

COMMENCING at the southeast corner of said Oliver Park Subdivision, from which a 3" USGLO Brass Cap at the southeast corner of Parcel 1 per the Record of Survey for the State of Nevada 4-H Camp, filed for record June 24, 2008 in said office of Recorder, Douglas County, Nevada as Document No. 725649 bears North 60°56'59" West, 990.10 feet;

thence North 18°22'07" East, 20.35 feet to the southeast corner of said Lot 12, the **POINT OF BEGINNING**;

thence along the boundary of said Lot 12, North 60°56'59" West, 112.24 feet to the westerly corner of said Lot 12, said point falling on the easterly line of Laura Drive; thence along said easterly line of Laura Drive the following courses:

North 29°04'02" East, 15.50 feet;

Along the arc of a curve to the left, having a radius of 430.00 feet, central angle of 10°39'31" and arc length of 79.99 feet;

North 18°24'31" East, 552.43 feet;

Along the arc of a curve to the right, having a radius of 370.00 feet, central angle of 10°25'14" and arc length of 67.29 feet;

North 28°49'45" East, 17.39 feet;

Along the arc of a curve to the right, having a radius of 20.00 feet, central angle of 90°00'00" and arc length of 31.42 feet to a point on the southerly line of Kahle Drive;

thence along said southerly line of Kahle Drive, South 61°10'15" East, 68.09 feet to the northeast corner of said Lot 1;

thence along the east line of said Block 1, South 18°22'07" West, 756.07 feet to the **POINT OF BEGINNING**, containing 75,118 square feet, or 1.72 acres, more or less.

Said parcel shown as Parcel 6 per the Record of Survey for Lakeside Inn, Inc. filed for record December 23, 2020 in said office of Recorder as Document No. 958885.

The Basis of Bearing for this description is North 18°22'07" East, the east line of Oliver Park Subdivision as shown on said Record of Survey for the State of Nevada 4-H

Camp, filed for record June 24, 2008 in said office of Recorder as Document No. 725649.

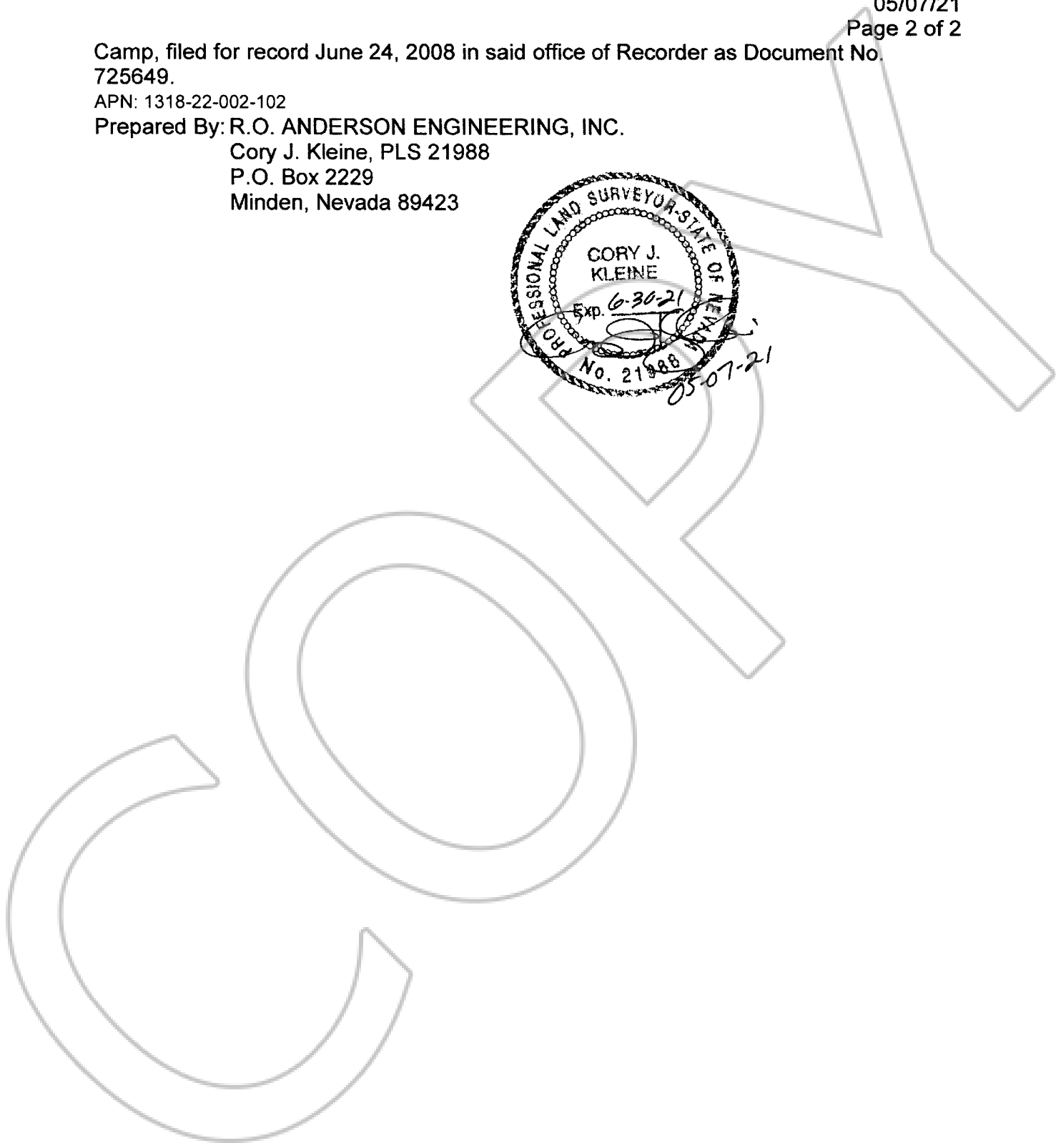
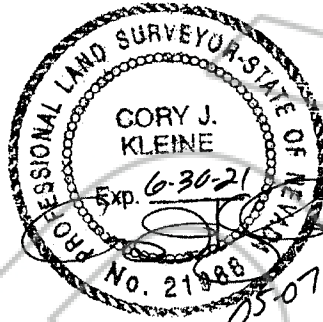
APN: 1318-22-002-102

Prepared By: R.O. ANDERSON ENGINEERING, INC.

Cory J. Kleine, PLS 21988

P.O. Box 2229

Minden, Nevada 89423



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-22-002-110, 1318-22-002-109
 b. 1318-22-002-012, 1318-22-002-111
 c. 1318-22-002-112, 1318-22-002-009
 d. 1318-22-002-015, 1318-22-002-102

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
 i. Other _____

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|------------|
| Book _____ | Page _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. a. Total Value/Sales Price of Property: \$ 13,313,781.69
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 14,950,000.00
 d. Real Property Transfer Tax Due: \$ 51,924.60

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%

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 *Megan AS agent for* Capacity Grantor
 Signature _____ Capacity Grantee

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

Print Name: Lakeside Inn, Inc. a Nevada corporation and Tahoe Retail, LLC, a Nevada limited liability company
 Address: P.O. Box 5640
 City, State, Zip: Stateline, NV 89449

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

Print Name: Barton Healthcare System, a California nonprofit public benefit corporation
 Address: 2170 South Avenue
 City, State, Zip: South Lake Tahoe, CA 96150

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 00117336-001-JH4
 Address: 500 N. Rainbow Blvd., Suite 100
 City, State, Zip: Las Vegas, NV 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED