

**APNs: 1318-22-002-010**

**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: \$ 6,382.35

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TAHOE RETAIL, LLC, a Nevada limited liability company, "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**

TAHOE RETAIL, LLC  
A Nevada Limited Liability Company

By:   
Name: Michael H. Bradford  
Title: Member

ACKNOWLEDGMENT

STATE OF NEVADA

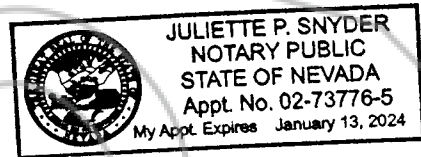
COUNTY OF DOUGLAS

This instrument was acknowledged before me on May 4<sup>th</sup>, 2021, by MICHAEL H. BRADFORD as Member of TAHOE RETAIL, LLC, a Nevada limited liability company.

WITNESS my hand and official seal.

Juliette P Snyder  
Signature

(Seal)



**EXHIBIT A**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN STATELINE, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

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

**PARCEL 7:**

All that portion of the Southeast 1/4 of Section 22, and of the Southwest 1/4 of Section 23, Township 13 North, Range 18 East, M.D.B.&M., being more particularly described as follows:

COMMENCING at a point at the Southeast corner of the parcel on the West side of the highway right-of-way line created by Deed recorded October 23, 1935, in Book U, Page 110, as Document No. 2695, Deed Records, Douglas County, Nevada, said point being described as bearing South 60°13' West, 127.20 feet from the Section corner common to Section 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B.&M.; Thence North 61°00' West, 350 feet; Thence North 18°24'08" East, 666.26 feet to the TRUE POINT OF BEGINNING for the description of the parcel herein described; Thence North 18°24'08" East, a distance of 20 feet; Thence South 61°00' East, a distance of 100 feet; Thence North 18°25'47" East, 141.26 feet; Thence South 61°11' East, a distance of 250 feet, to a point on the West side of said highway right-of-way line; Thence from a tangent bearing South 08°42'15" West, curving to the right, along the Westerly side of said highway right-of-way line, with a radius of 2,460 feet, through an angle of 03°49'19", an arc distance of 161.95 feet to a point; Thence North 61°52'31" West, a distance of 371.52 feet, to the TRUE POINT OF BEGINNING.

Excepting therefrom, any portion lying within Kahle Drive, as described in the deed, recorded April 13, 1954, in Book B-1, Page 74, as Document No. 9489, Deed Records.

Also excepting therefrom, any portion thereof lying within the boundaries of U.S. Highway 50.  
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**DESCRIPTION  
PARCEL 7**

3024-001  
05/07/21

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 South 81°59'48" West, 1085.96 feet;

thence continuing along said east boundary of Oliver Park Subdivision, North 18°22'07" East, 20.05 feet to the southwest corner of Parcel 6 per Grant Deed filed for record December 28, 1987 in said office of Recorder as Document No. 169517;

thence along the south line of said Parcel 6, South 61°01'36" East, 100.06 feet to the southeast corner of said parcel 6;

thence along the east line of said Parcel 6, North 18°21'59" East, 100.52 feet to a point on the southerly line of Kahle Drive;

thence along said southerly line of Kahle Drive, South 61°10'15" East, 206.79 feet;

thence continuing along said southerly line of Kahle Drive, South 41°55'35" East, 60.12 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°17'23", arc length of 98.30 feet, and chord bearing and distance of South 11°21'35" West, 98.30 feet;

thence North 61°54'07" West, 371.26 feet to the **POINT OF BEGINNING**, containing 31,963 square feet, or 0.73 acres, more or less.

Said parcel shown as Parcel 7 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.

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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. 1318-22-002-010
  - 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
  - i. Other \_\_\_\_\_

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

- 3. a. Total Value/Sales Price of Property: \$ 1,636,218.31
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 1,636,218.31
- d. Real Property Transfer Tax Due: \$ 6,382.35

- 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 [Handwritten Signature] Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

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

Print Name: 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