

DOUGLAS COUNTY, NV **2021-970220**
RPTT:\$49140.00 Rec:\$40.00
\$49,180.00 Pgs=4 **07/01/2021 08:57 AM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-03-210-004

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Michael Cartier and Deborah Cartier, Trustees of the
Cartier Family Trust, dated September 20, 2012
3941 Park Drive Ste 20-323
El Dorado Hills, CA 95762

Escrow No.: ZC3145-JL

RPTT \$49,140.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH : That

Ricky W. Massie and Debra L. Massie Trustees of the Massie Family Trust dated March 24, 2005

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

**Michael Cartier and Deborah Cartier, Trustees of the Cartier Family Trust, dated September
20, 2012**

all that real property in the Unincorporated Area of Zephyr Cove, County of Douglas, State of Nevada,
described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Ricky W. Massie and Debra L. Massie Trustees of the Massie Family Trust dated March 24, 2005

Ricky W. Massie

Ricky W. Massie, Trustee

Debra L. Massie

Debra L. Massie, Trustee

STATE OF NEVADA
COUNTY OF

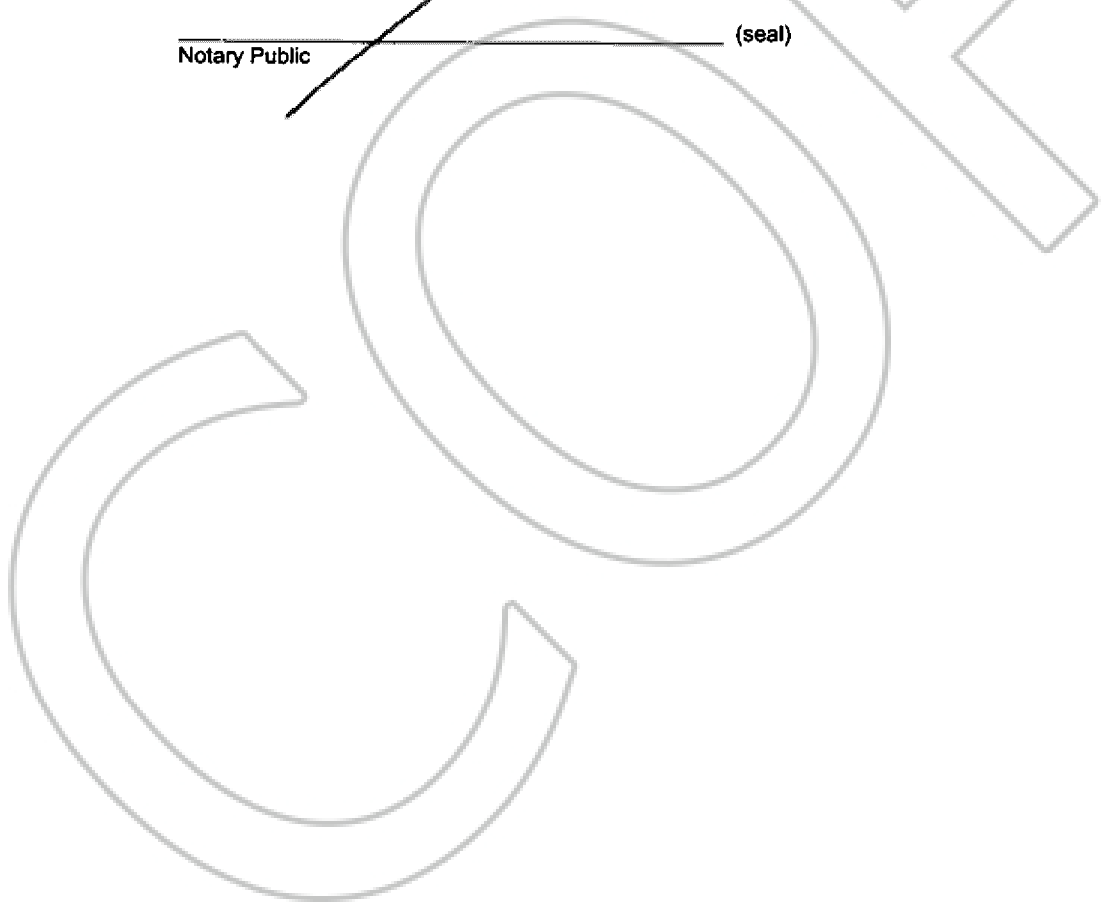
} ss: _____

*See attached
California notary
acknowledgment*

This instrument was acknowledged before me on _____

by _____

Notary Public (seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)
On June 25, 2021 before me, Heather Johnson, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Richy W. Massie & Debra L. Massie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Heather Johnson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed Document Date: 6/25/2021
Number of Pages: 1 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Richy W. Massie
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: Debra L. Massie
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

LEGAL DESCRIPTION

EXHIBIT "A"

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

Parcel 1:

Lot 21, as shown on the map entitled Skyland Subdivision No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958, in Book 1, of Maps, Page 181, as Document No. 12967.

Parcel 2:

An Easement for access to the waters of Lake Tahoe and for beach and recreational purposes as reserved in the Deed recorded February 5, 1960, in Book 1, Page 268, as Document No. 15573, Official Records of Douglas County, Nevada.

Parcel 3:

That portion of land lying between the low water line of Lake Tahoe, as it existed on the 12th day of April, 1870, and the property shown on the map of Skyland Subdivision No. 1 filed in the Office of the County Recorder of Douglas County, State of Nevada, on February 27, 1958, that is appurtenant to Lot 21, as shown on said map.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party.

APN: 1318-03-210-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-03-210-004
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$12,600,000.00

Transfer Tax Value \$12,600,000.00

Real Property Transfer Tax Due: \$49,140.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 Ricky W. Massie, Trustee By: Ricky W. Massie, Trustee

Signature [Signature] By: Michael Cartier, Trustee Agent

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Ricky W. Massie and Debra L. Massie
Trustees of the Massie Family Trust dated March 24,
2005

Address: 5800 Lonetree Blvd Suite 201
Rocklin CA 95765

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Michael Cartier and Deborah Cartier,
Trustees of the Cartier Family Trust, dated
September 20, 2012

Address: 3941 Park Dr Ste - 20-323
El Dorado Hills, CA 95762

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

Print Name: Signature Title Company LLC Escrow #: ZC3145-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED