

APN: 1318-03-210-019

RETURN RECORDED DEED TO:

JOAN C. WRIGHT, ESQ.
Allison MacKenzie, Ltd.
402 N. Division Street
Carson City, NV 89703



KAREN ELLISON, RECORDER E09

MAIL TAX STATEMENTS TO:

ZZ 2021, LLC
c/o ROBERT S. HARDY, Manager
P.O. Box 12429
Zephyr Cove, NV 89449
RPTT: EXEMPT

The parties executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 16th day of August, 2021, by and between ROBERT S. HARDY and LANA M. HARDY, Trustees of The HARDY COMMUNITY PROPERTY TRUST under declaration of trust dated February 1, 1999, hereinafter referred to as "GRANTOR," and ZZ 2021, LLC, a Nevada limited liability company, hereinafter referred to as "GRANTEE,"

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the GRANTEE, and to its successors and assigns forever, all right, title and interest in and to that certain real property situated in Douglas County, state of Nevada, and more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

The HARDY COMMUNITY PROPERTY TRUST
uad 2/1/1999

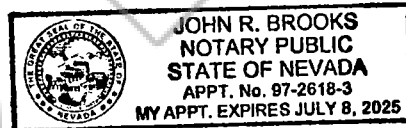
By: [Signature]
ROBERT S. HARDY, Trustee

By: [Signature]
LANA M. HARDY, Trustee

STATE OF NEVADA)
: ss.
COUNTY OF CARSON CITY)

On August 16TH, 2021, personally appeared before me, a notary public, ROBERT S. HARDY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is a Trustee of The HARDY COMMUNITY PROPERTY TRUST, and who further acknowledged to me that he executed the foregoing on behalf of said Trust.

[Signature]
NOTARY PUBLIC



STATE OF NEVADA)
: ss.
COUNTY OF CARSON CITY)

On August 16TH, 2021, personally appeared before me, a notary public, LANA M. HARDY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is a Trustee of The HARDY COMMUNITY PROPERTY TRUST, and who further acknowledged to me that she executed the foregoing on behalf of said Trust.

[Signature]
NOTARY PUBLIC

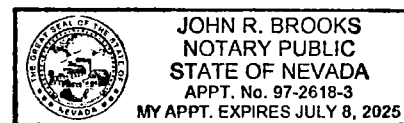


EXHIBIT A
Legal Description

That portion of Parcel "A", as shown on the map of Skyland Subdivision No. 1, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on February 27th, 1958, as Document No. 12967.

Beginning at the most Southerly corner of said Parcel "A"; thence North 60°38'50" West along the Southerly line of said line a distance of 107.02 feet; thence North 45°21'00" West along said line a distance of 0.31 feet to the Southeasterly corner of the parcel of land conveyed to Rudolph S. Gersick, etux, by Deed recorded February 6, 1964 in Book 22 of Official Records at Page 135, Douglas County, Nevada Records; thence North 03°03'50" West along the Easterly line of said Gersick, etux, parcel a distance of 101.73 feet; thence North 74°27'00" West along the North line of said Gersick parcel a distance of 29.30 feet to the most Southerly corner of the parcel of land conveyed to F.G. Leonetti, etux, by Deed recorded November 4, 1965 in Book 35 of Official Records at page 551, Douglas County, Nevada Records; thence North 00°22'20" West along the Easterly line of said Leonetti parcel a distance of 11.00 feet to an angle point in said Easterly line; thence North 21°19'52" East along said Easterly line a distance of 29.66 feet to the Southwesterly corner of the parcel of land conveyed to David Zenoff, etux, by Deed recorded May 27, 1965, in Book 31 of Official Records at Page 632, Douglas County, Nevada records; thence South 89°38'00" East along the South line of said Zenoff parcel a distance of 45.34 feet to angle point in the Westerly line of the parcel of land conveyed to Don Townsend, etux, recorded July 28, 1966, in Book 42 of Official Records at Page 576, Douglas County, Nevada records; thence South 15°55'13" East along the Westerly line of said Townsend parcel a distance of 63.98 feet to the Southwesterly corner of said Townsend parcel; thence North 89°48'10" East along the South line of said Townsend parcel a distance of 52.00 feet to a point in the Easterly line of said Parcel "A"; thence South 00°11'50" East along the Easterly line of said Parcel "A" a distance of 139.28 feet to the True Point of Beginning.

Together with all beach rights as contained in Deed to Skyland Water Co., recorded February 5, 1960 in Book 1, page 268, as Document No. 15573, Official Records of Douglas County, Nevada.

Note: Said legal description was previously recorded April 15, 1977, as Book 477, Page 874, Document No. 8491, Douglas County, Nevada.

Assessors Parcel No.: 1318-03-210-019

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-03-210-019
 - 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: <u>Operating Asset of 9</u>	

- 3. Total Value/Sales Price of Property: \$ \$0.00
- Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- Transfer Tax Value: \$ \$0.00
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 9
 - b. Explain Reason for Exemption: Transfer to an LLC with the same 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 Lana Hardy Capacity _____ Grantor

Signature Robert S. Hardy Capacity _____ Grantee

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

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

Print Name: Robert S. Hardy and Lana M. Hardy, Trustees
 Address: P.O. Box 12429
 City: Zephyr Cove
 State: NV Zip: 89449

Print Name: Robert S. Hardy, Manager, ZZ 2021, LLC
 Address: 402 N. Division Street
 City: Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Allison MacKenzie, Ltd Escrow # _____

Address: 402 N. Division Street

City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)