

Recording requested by:

LERA TIBERINI PC

When recorded mail to:

VAN BUREN ROSS LEMONS and
LAURA JEAN ANDERSON
c/o Gina L. Lera, Esq.
Lera Tiberini PC
2110 21st Street, Suite 200
Sacramento, CA 95818



KAREN ELLISON, RECORDER

E09

Space above this line for recorder's use

GRANT DEED

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

Documentary transfer tax is \$ -0- . THERE IS NO CONSIDERATION FOR THIS TRANSFER (state reason and give Code § or Ordinance number). **This conveyance is a transfer to a business organization where the persons conveying the property own 100 percent of the organization to which the conveyance is made, and is exempt per NRS 375.090, Section 9.**

- Computed on full value of property conveyed, or
- Computed on full value of liens and encumbrances remaining at time of sale or transfer.
- Unincorporated area; City of _____.

GRANTOR(S): VAN BUREN R. LEMONS and LAURA J. ANDERSON, husband and wife as community property with right of survivorship,

hereby GRANT(S) to: 608 LAKESHORE BLVD LLC, a Nevada limited liability company,

the following described real property in the County of Douglas, State of Nevada:


SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

APN: 05-121-05

Address: 608 Lake Shore Boulevard, Zephyr Cove, NV 89448

Dated: 7/26/21


VAN BUREN R. LEMONS


LAURA J. ANDERSON

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGMENT

**MAIL TAX STATEMENTS TO: VAN BUREN ROSS LEMONS and LAURA JEAN ANDERSON
5716 Coda Lane, Carmichael, California 95608**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

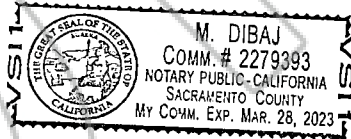
State of California)
County of Sacramento)

On 07/26/2021 before me, M Diba J, Notary Public,
personally appeared, Van Buren R Lemons

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.



M Diba J
Notary Public Signature

Seal

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT

Title or Type of Document Grant Deed

Date of Document _____ Number of Pages _____

Signers(s) Other Than Named Above _____

ACKNOWLEDGMENT

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 SACRAMENTO)

On 7/28/21 before me, Carmen Karina Magana, Notary Public
(insert name and title of the officer)

personally appeared Laura J. Anderson
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  (Seal)



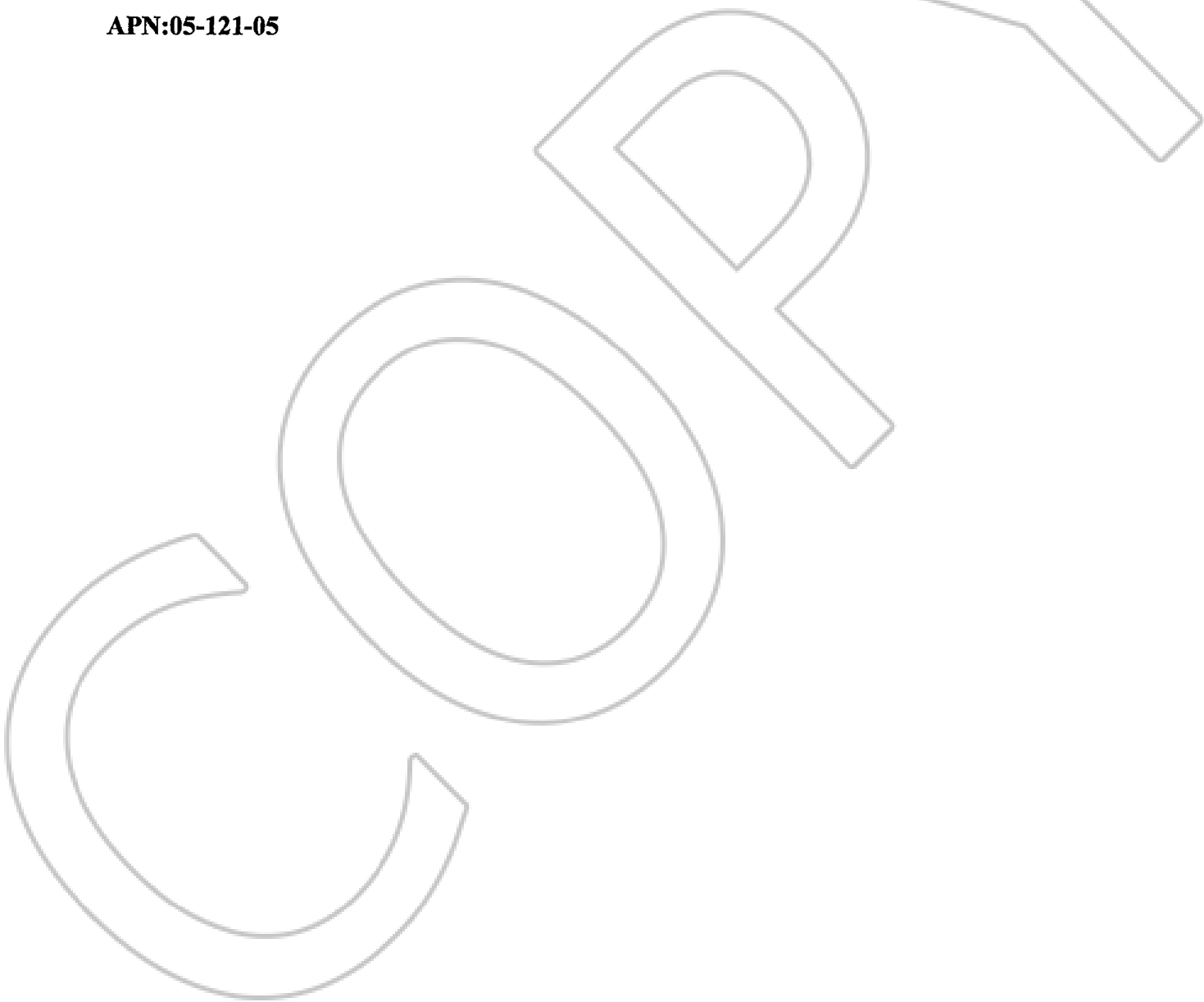
EXHIBIT A

LEGAL DESCRIPTION

(608 Lake Shore Boulevard, Zephyr Cove, NV 89448)

Lot 6, Block A, as shown on the AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., in sections 9 and 10, Township 13 North, Range 18 East, M.D.B. & M., filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

APN:05-121-05



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 05-121-05
- 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
Notes: <i>OPERATING ASMT - OK</i>

3. Total Value/Sales Price of property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 9
- b. Explain Reason for Exemption: Transfer to a business organization where the persons conveying the property own 100 percent of the organization to which the conveyance is made.

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 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 [Signature] Capacity Attorney for Grantors
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Van Buren Ross Lemons and Laura Jean Anderson
 Address: 5716 Coda Lane
 City: Carmichael
 State: CA Zip: 95608

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: 608 Lakeshore Blvd LLC
 Address: 5716 Coda Lane
 City: Carmichael
 State: CA Zip: 95608

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT SELLER OR BUYER)
 Print Name: Gina L. Lera, Attorney Escrow #: _____
 Address: 2110 21st Street, Suite 200
 City: Sacramento State: CA Zip: 95818