

Recording requested by:

WAGNER KIRKMAN BLAINE  
KLOMPARENS & YOUMANS LLP

When recorded mail to:

Prudler Family, LLC  
c/o Belan K. Wagner, Esq.  
Wagner Kirkman Blaine  
Klomprens & Youmans LLP  
10640 Mather Blvd., Suite 200  
Mather, CA 95655

APN: 1418-10-710-041



KAREN ELLISON, RECORDER

E09

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### 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 (see below).

There is no Documentary Transfer Tax due. **This conveyance is a transfer between individuals and a legal entity that results solely in a change in the method of holding title to the real property and in which the proportional ownership interest remains the same after the transfer. Exempt per NRS 375.090, Section No. 1**

Unincorporated area;  City of Glenbrook.

GRANTORS: LESLIE P. MATLOF, a married woman as her sole and separate property as to an undivided one percent (1%) interest, ANNE P. ALLEN, a married woman as her sole and separate property as to an undivided one percent (1%) interest, DEBORAH P. PRICE, a married woman as her sole and separate property as to an undivided one percent (1%) interest, REBECCA P. THOMPSON, a married woman as her sole and separate property as to an undivided one percent (1%) interest, and GARY ROLAPP PRUDLER, an unmarried man as to an undivided one percent (1%) interest, for a total five percent (5%) interest, as tenants in common,

hereby GRANT to: PRUDLER FAMILY, LLC, California 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: 1418-10-710-041

Address: 205 Glenbrook Inn Road, Glenbrook, NV 89413

*(See next page for signatures)*

**MAIL TAX STATEMENTS TO:** PRUDLER FAMILY, LLC, 401 Watt Avenue, Suite 3, Sacramento, CA 95864

Dated: 12/30/2020

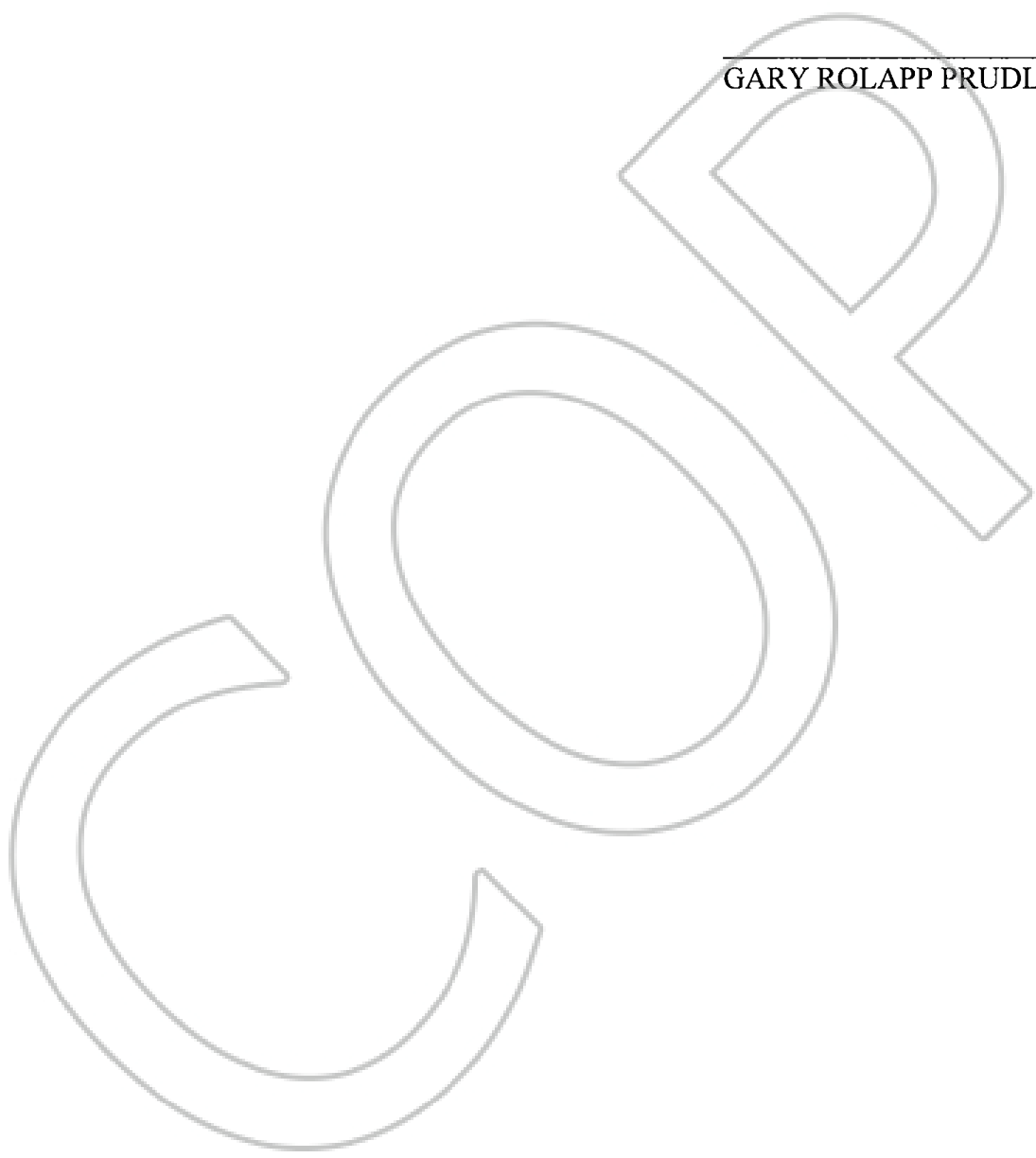
  
\_\_\_\_\_  
LESLIE P. MATLOF

\_\_\_\_\_  
ANNE P. ALLEN

\_\_\_\_\_  
DEBORAH P. PRICE

\_\_\_\_\_  
REBECCA P. THOMPSON

\_\_\_\_\_  
GARY ROLAPP PRUDLER



Dated: \_\_\_\_\_

\_\_\_\_\_  
LESLIE P. MATLOF

*Amidue*

\_\_\_\_\_  
ANNE P. ALLEN

\_\_\_\_\_  
DEBORAH P. PRICE

*Rebecca Thompson*

\_\_\_\_\_  
REBECCA P. THOMPSON

*[Signature]*  
\_\_\_\_\_  
GARY ROLAPP PRUDLER

COOPER

LESLIE P. MATLOF

ANNE P. ALLEN

*Deborah Price*  
DEBORAH P. PRICE  
D. P.

REBECCA P. THOMPSON

GARY ROLAPP PRUDLER

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verified 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

On \_\_\_\_\_, before me, \_\_\_\_\_,  
a notary public, personally appeared LESLIE P. MATLOF, 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)

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verified 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

**ACKNOWLEDGMENT**

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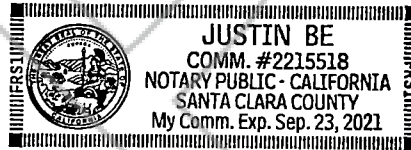
State of California  
County of Santa Clara

On December 30, 2020, before me, Justin Be,  
a notary public, personally appeared LESLIE P. MATLOF, 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)

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verified 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 12/29/2020, before me, J. Swift,  
a notary public, personally appeared ANNE P. ALLEN 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 J. Swift

(Seal)



NOTARY ACKNOWLEDGMENT

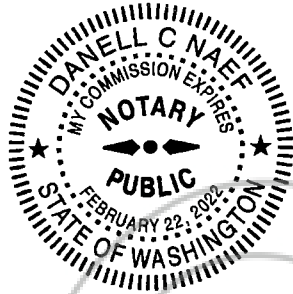
State of Washington }

County of Franklin }

On this 30<sup>th</sup> day of December, 2020, before me personally appeared Deborah G. Price, to me know to be the individual described in and who executed the foregoing instrument and acknowledged that she signed and sealed the same as her own free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL the day and year in this certificate first above written.

(Seal or Stamp)



Danell C. Naef  
Notary Public (Signature)

Danell C. Naef  
(Print Name)

My Appointment Expires: 2/22/2022

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verified 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 12/30/2020, before me, J. Swift,  
a notary public, personally appeared REBECCA P. THOMPSON., 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 J. Swift

(Seal)





**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verified 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 12/29/2020, before me, J. Swift,  
a notary public, personally appeared GARY ROLAPP PRUDLER., 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 J. Swift

(Seal)



## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

**Parcel1:**

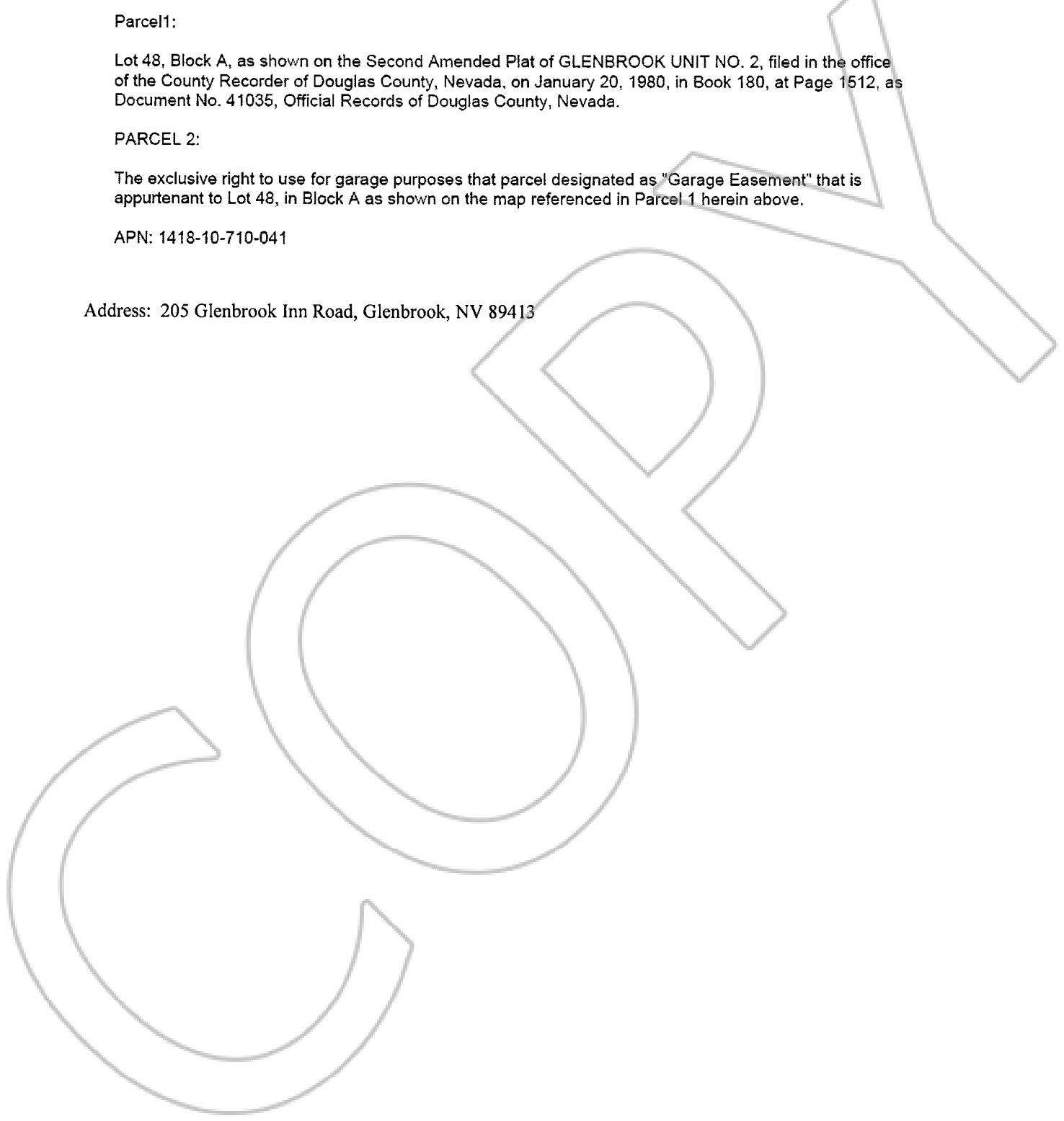
Lot 48, Block A, as shown on the Second Amended Plat of GLENBROOK UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on January 20, 1980, in Book 180, at Page 1512, as Document No. 41035, Official Records of Douglas County, Nevada.

**PARCEL 2:**

The exclusive right to use for garage purposes that parcel designated as "Garage Easement" that is appurtenant to Lot 48, in Block A as shown on the map referenced in Parcel 1 herein above.

APN: 1418-10-710-041

Address: 205 Glenbrook Inn Road, Glenbrook, NV 89413



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1418-10-710-041  
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  
Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>BY-LLC agent</u>	

3. Total Value/Sales Price of Property \$0.00  
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: A transfer of real property to a business organization of which the Grantor owns 100%.

5. Partial Interest: Percentage being transferred: 5.00%  
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 \_\_\_\_\_ Capacity See Attached

Signature \_\_\_\_\_ Capacity See Attached

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: BELAN K WAGNER Escrow #: \_\_\_\_\_  
Address: 10640 Mather Blvd., Suite 200  
City: MATHER State: CA Zip: 95655


AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED


Attachment to  
State of Nevada  
DECLARATION OF VALUE  
Parcel Number: 1418-10-710-041


Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**Seller Signatures:**

**Capacity:**

 *Attorney-in-fact* Individual  
LESLIE P. MATLOF

 *Attorney-in-fact* Individual  
ANNE P. ALLEN

 *Attorney-in-fact* Individual  
DEBORAH P. PRICE

 *Attorney-in-fact* Individual  
REBECCA P. THOMPSON

 *Attorney-in-fact* Individual  
GARY ROLAPP PRUDLER

**Buyer Signatures:**

**Capacity:**

  
PRUDLER FAMILY, LLC Attorney-In-Fact

**SELLER (GRANTOR) INFORMATION**

Print Name: Leslie P. Matlof  
Address: 118 Churchill Avenue  
City: Palo Alto  
State: CA Zip: 94301

**BUYER (GRANTEE) INFORMATION**

Print Name: Prudler Family, LLC  
Address: 401 Watt Avenue, Suite 3  
City: Sacramento  
State: CA Zip: 95864

Print Name: Anne P. Allen  
Address: 9641 Martingale Court  
City: Wilton  
State: CA Zip: 95693

Print Name: Deborah P. Price

Address: 384 Lowe Road

City: Othello

State: WA                      Zip: 99344

Print Name: Rebecca P. Thompson

Address: 8998 Olney Park Drive

City: Redding

State: CA                      Zip: 96001

Print Name: Gary Rolapp Prudler

Address: 401 Watt Avenue, Suite 5

City: Sacramento

State: CA                      Zip: 95864

