

Recording requested by:

WAGNER KIRKMAN BLAINE
KLOMPARENS & YOUMANS LLP

When recorded mail to:

Parkview/Glenbrook Family Partnership, LP
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



00142868202109746100130135

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 (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 nine percent (9%) interest, ANNE P. ALLEN, a married woman as her sole and separate property as to an undivided nine percent (9%) interest, DEBORAH P. PRICE, a married woman as her sole and separate property as to an undivided nine percent (9%) interest, REBECCA P. THOMPSON, a married woman as her sole and separate property as to an undivided nine percent (9%) interest, and GARY ROLAPP PRUDLER, an unmarried man as to an undivided nine percent (9%) interest, for a total of forty-five percent (45%) interest, as tenants in common,

hereby GRANT to: PARKVIEW/GLENBROOK FAMILY PARTNERSHIP, LP, California limited partnership,

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: PARKVIEW/GLENBROOK FAMILY PARTNERSHIP, LP, 401 Watt Avenue, Suite 3, Sacramento, CA 95864

Dated: 12/30/2020



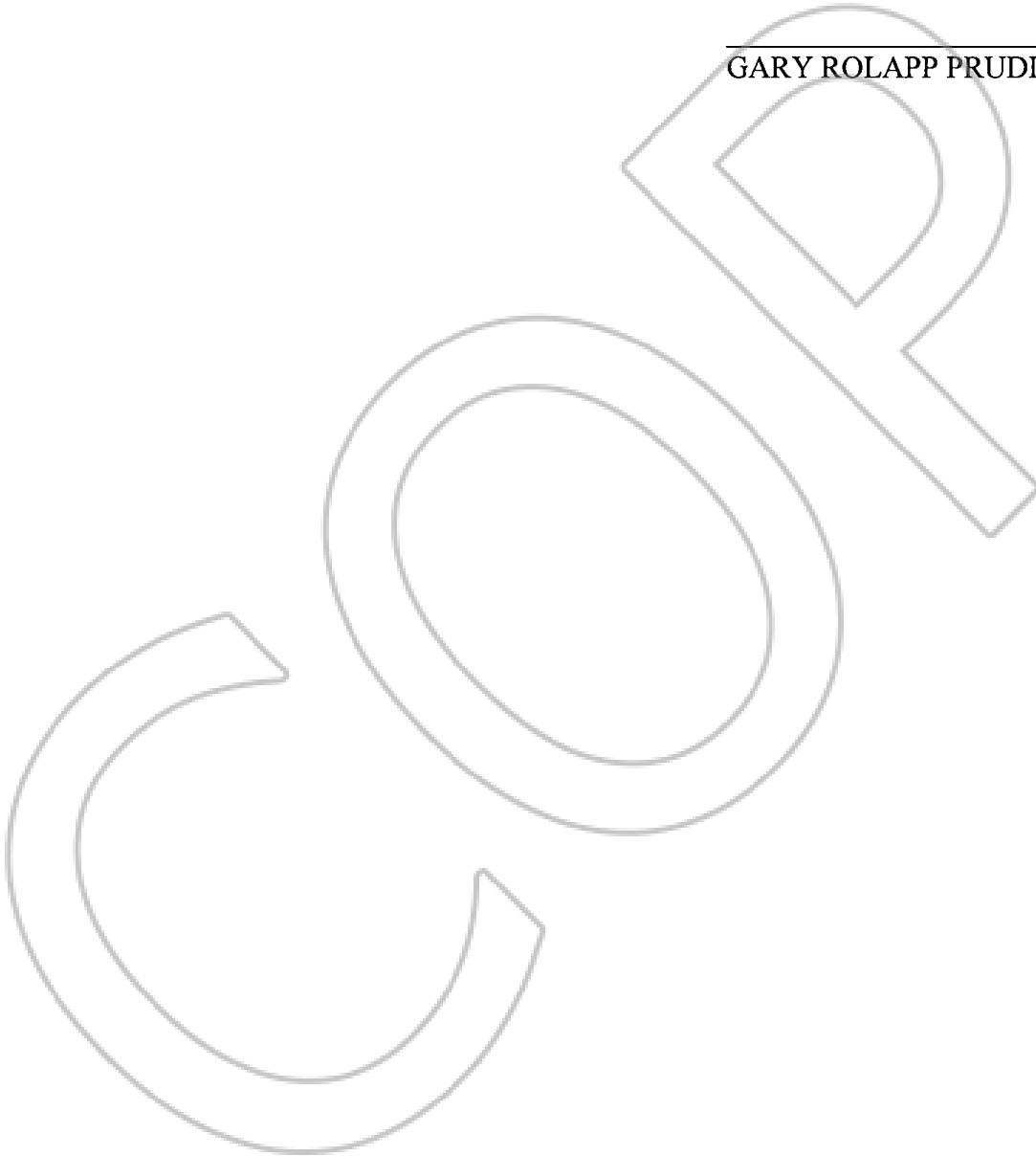
LESLIE P. MATLOF

ANNE P. ALLEN

DEBORAH P. PRICE

REBECCA P. THOMPSON

GARY ROLAPP PRUDLER



Dated: _____

LESLIE P. MATLOF

Anne P. Allen

ANNE P. ALLEN

DEBORAH P. PRICE

Rebecca Thompson

REBECCA P. THOMPSON

Gary Rolapp Prudler

GARY ROLAPP PRUDLER

COPY

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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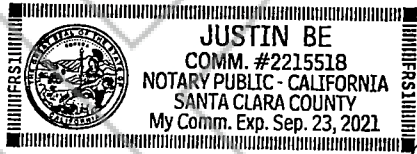
State of California
County of Santa Clara

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 *Justin Be*



(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

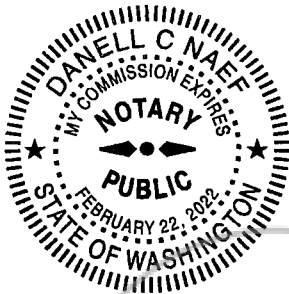
State of Washington }

County of Franklin }

On this 30th 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)

{06826.00800 / 01579139.DOCX.1 }

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

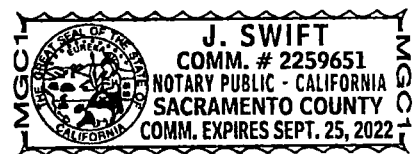
On 12/29/20, before me, J. Swift,
a notary public, personally appeared GARY ROLAPP PRUDLER., who proved to me on the basis of satisfactory evidence to be the person(±) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ 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:

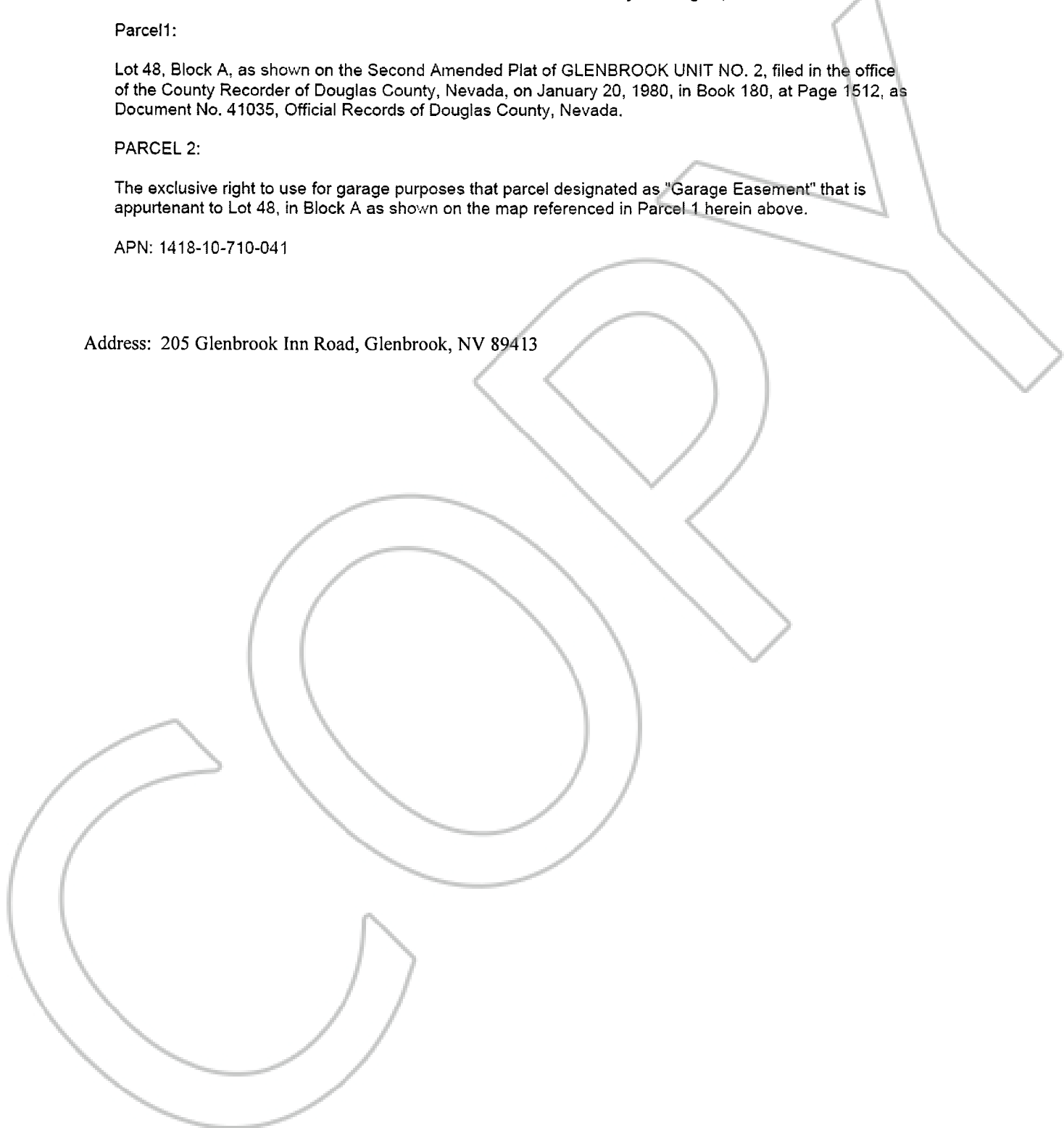
Lot 48, Block A, as shown on the Second Amended Plat of GLENBROOK UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on January 20, 1980, in Book 180, at Page 1512, as Document No. 41035, Official Records of Douglas County, Nevada.

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) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other _____ | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Partnership Agmt okay</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 that Grantor owns 100%

5. Partial Interest: Percentage being transferred: 45%

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:

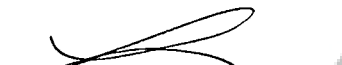
Capacity:


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 *Attorney-in-fact* Individual

Buyer Signatures:

Capacity:


PARKVIEW/GLENBROOK
FAMILY PARTNERSHIP, LP 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: Parkview/Glenbrook Family
Partnership, LP

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

