

DOUGLAS COUNTY, NV **2021-975976**  
RPTT:\$58500.00 Rec:\$40.00  
\$58,540.00 Pgs=4 10/25/2021 02:14 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1418-03-401-012 & 1418-03-401-013**

**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:**

**Sunrise Run LLC,**  
**400 S. Hope Street Suite 100**  
**Los Angeles CA 90070**

**Escrow No.: ZC3168-JL**

RPTT \$58,500.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH : That

**Laura Ann King as Trustee or Successors in Trust under the Laura Ann King Living Trust dated November 21, 2019 100% interest as to parcel one and 50% interest as to parcel two**

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

**Sunrise Run LLC, a Nevada limited liability company, a Nevada Limited Liability Company as to 100% of parcel one and 50% interest as to parcel two**

all that real property in the unincorporated area of Glenbrook, 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.**

Laura Ann King as Trustee or Successors in Trust under the Laura Ann King Living Trust dated November 21, 2019

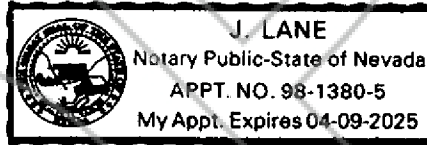
Laura Ann King Trustee  
By: Laura Ann King, Trustee

STATE OF NEVADA }  
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 10-18-2021

by Laura Ann King

J Lane (seal)  
Notary Public



## 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 No. 1:

A parcel of land located in Lot 4 in the West ½ of the Southwest ¼, Section 3, Township 14 North, Range 18 East, M.D.B.&M., at Glenbrook, Lake Tahoe, Douglas County, Nevada more particularly described as follows:

Beginning at a point which bears N. 45°25'08" W., 1468.89 feet, from the Lake Tahoe Meander Corner which is on the South Section line of Section 3, Township 14 North, Range 18 East, proceed S. 56°48'30" W., 184.28 feet to a point; thence S. 7 5°07' W., 50.00 feet to the Southwest corner of the parcel; thence N. 1°15' E., 146.67 feet to the Northwestern corner of the parcel; thence N. 71°09'12" E., 91.19 feet to a point; thence N. 25°50'11" E., 166.01 feet along the Westerly side of the Gifford Driveway, to a point; thence N. 10°57'23" E., 270.23 feet, along the Westerly side of the driveway to a point; thence S. 1°15'W. 477.09 feet to the point of beginning.

Except therefrom that certain parcel at real property situate in the Southwest quarter of Section 3, Township 14 North, Range 18 East, M.D.B.&M., in the County of Douglas, State of Nevada, that is particularly described as follows:

Commencing at an iron pipe from which the meander corner common to Sections 3 and 10 in said Township and Range bears South, 45°25'08 East a distance of 1468.89 feet; thence North 01°15'00" East along the West line of the property conveyed to Rebecca G. Soule et al, by Deed recorded March 6, 1946 in Book X of Deeds at Page 437, Douglas County, Nevada, records, a distance of 96.32 feet to an iron pipe the true point of beginning; thence from the true point of beginning North 01°14'00" East a distance of 20.00 feet to an iron pipe; thence South 27°48'54" West a distance of 11.18 feet to an iron pipe; thence South 25°18'54" East a distance of 11.18 feet to the true point of beginning as conveyed to Paul W. Diggle, et ux, in Deed, recorded October 10, 1973 in Book 1073, Page 1143, as Document No. 69721, of Official Records of Douglas County, Nevada.

Also excepting therefrom all that portion of the certain parcel of land described in Book 34, Page 554, as Document No. 29572, more particularly described as follows:

Beginning at a point on the Easterly line of said parcel which bears North 1°15' East 82.91 feet from the Southeast corner of said parcel; thence North 15°00'24" West 24.45 feet; thence North 18°12'46" feet; East 23.46 feet; thence South 01°15' West 12.51 feet; thence South 27°48'54" West 11.18 feet; thence South 25°18'54" West 11.18 feet; thence South 01°15' West 13.40 feet to the Point of Beginning.

Note: The above metes and bounds description previously appeared in document recorded August 22, 1983, in Book 883, Page 1777, as Document No. 85910 and document recorded November 30, 1993, Records in Book 1193, Page 6287, as Document No. 323868, of Official Records.

APN: 1418-03-401-012

**An undivided 50% interest into the following parcel**

Parcel No. 2:

A parcel of land located in Lot 4 in the West ½ of the Southwest ¼ of Section 3, Township 14 North, Range 18 East, M.D.B.&M., at Glenbrook, Lake Tahoe, Douglas County, Nevada, more particularly described as follows:

Beginning at a point which bears N. 45°25'08" W., 1468.89 feet, from the Lake Tahoe Meander corner which is on the South section line of Section 3, Township 14 North, Range 18 East, M.D.B.&M., proceed S. 1°15' W., 80.26 feet to a point on the Lake Tahoe Meander line; thence S. 75°07' W., 208.20 feet along said Lake Tahoe meander line to a point; thence N. 1°15' E., 20.00 feet to a point; thence N. 75°07' E., 50.00 feet a point; thence N. 56°48'30" E., 184.28 feet to the True Point of Beginning.

Note: The above metes and bounds description previously appeared in document recorded August 22, 1983, in Book 883, page 1777, as Document No. 85910, of Official Records.

APN: 1418-03-401-013

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1418-03-401-012 & 1418-03-401-013
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$15,000,000.00

Transfer Tax Value \$15,000,000.00

Real Property Transfer Tax Due: \$58,500<sup>00</sup>

**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: *[Signature]* By: Laura Ann King, Trustee  
 Signature: Lara N. Gilman, Manager *[Signature]*  
 Lara N. Gilman, Manager

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(Required)

(Required)

Print Name: Laura Ann King as Trustee or  
Successors in Trust under the Laura Ann King Living  
Trust dated November 21, 2019

Address: Po Box 512  
Glenbrook, NV 89413

Print Name: Sunrise Run LLC, a Nevada limited  
liability company

Address: 400 S. Hope Street, Ste 1000  
Los Angeles, CA 90070

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

Print Name: Signature Title Company LLC Escrow #: ZC3168-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**