

A.P.N.: 1318-22-002-007

File No: NCS-1097554-SF (hk)

R.P.T.T.: \$24,375.00

When Recorded Mail To: Mail Tax Statements To:
Bresco Investments, LLC
10505 Thomas Creek Road
Reno, NV 89511

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tahoe Nevada Holdings, LLC, a Nevada limited liability company and Bluelake Partners, LLC, a Nevada limited liability

do(es) hereby *GRANT, BARGAIN and SELL* to

Bresco Investments, LLC, a California limited liability company, as to an undivided 50% interest and BresCo Investments VI, LLC, a California limited liability company, as to an undivided 50% interest, both as tenants in common

the real property situate in the County of Douglas, State of Nevada, described as follows:

**COMMENCING AT THE NORTHEAST CORNER OF LOT 16 IN BLOCK 3 AS SHOWN ON THE MAP OF OLIVER PARK, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 2, 1959;
THENCE NORTH 18°23'35" EAST ALONG THE WESTERLY LINE OF MICHELLE DRIVE, A DISTANCE OF 111.645 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 65°16'52" WEST A DISTANCE OF 267.59 FEET;
THENCE NORTH 28°48'49" EAST A DISTANCE OF 194.83 FEET;
THENCE SOUTH 61°11'11" EAST A DISTANCE OF 257.37 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID MICHELLE DRIVE;
THENCE ALONG SAID LINE SOUTH 28°48'49" WEST A DISTANCE OF 70.69 FEET;
THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 575.0 FEET THROUGH A CENTRAL ANGLE OF 10°25'41" FOR AN ARC DISTANCE OF 104.58 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 02, 2020, IN BOOK NO. N/A, AS INSTRUMENT NO. 2020-948602 OF OFFICIAL RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 12/15/2021

COOPER

Tahoe Nevada Holdings, LLC
a Nevada limited liability company

By: [Signature]
Mark T. Burton, CEO

Bluelake Partners, LLC,
a Nevada limited liability company

By: [Signature]
Mark T. Burton, ~~President~~
MANAGER

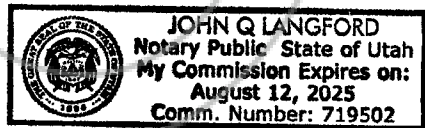
STATE OF Utah)
COUNTY OF DAVIS) ss.

On 12/13/21, before me, John Q. Langford Notary Public,
personally appeared Mark T. Burton, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of Utah that the
foregoing paragraph is true and correct.

[Signature]
Signature of Notary Public
(My commission expires: 8/12/25)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/15/2021 under Escrow No. **NCS-1097554-SF**.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-22-002-007
- 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: _____	

- 3. a) Total Value/Sales Price of Property: \$6,250,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$6,250,000.00
- d) Real Property Transfer Tax Due \$24,375.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: See attached signature page Capacity: _____
Signature: See attached signature page Capacity: _____

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

Print Name: Tahoe Nevada Holdings, LLC,
Bluelake Partners, LLC,
Address: 15 West South Temple, Suite 900
City: Salt Lake City
State: UT Zip: 84101

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

Print Name: Bresco Investments, LLC,
and BresCo Investments
VI, LLC
Address: 10505 Thomas Creek Road
City: Reno
State: NV Zip: 89511

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

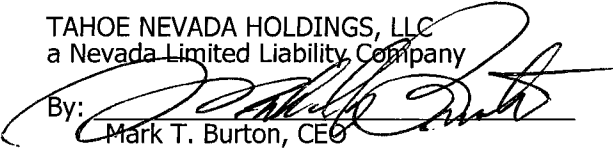
Print Name: First American Title Insurance
Company National Commercial
Services
Address: 101 Mission Street, Suite 1600
City: San Francisco

File Number: NCS-1097554-SF hk/ BB
State: CA Zip: 94105-1730

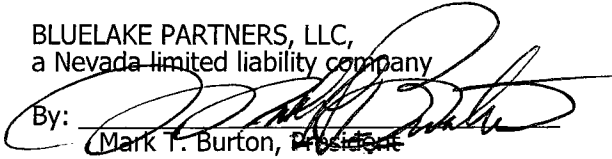
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

GRANTOR:

TAHOE NEVADA HOLDINGS, LLC
a Nevada Limited Liability Company

By: 
Mark T. Burton, CEO

BLUELAKE PARTNERS, LLC,
a Nevada limited liability company

By: 
Mark T. Burton, ~~President~~
MANAGER

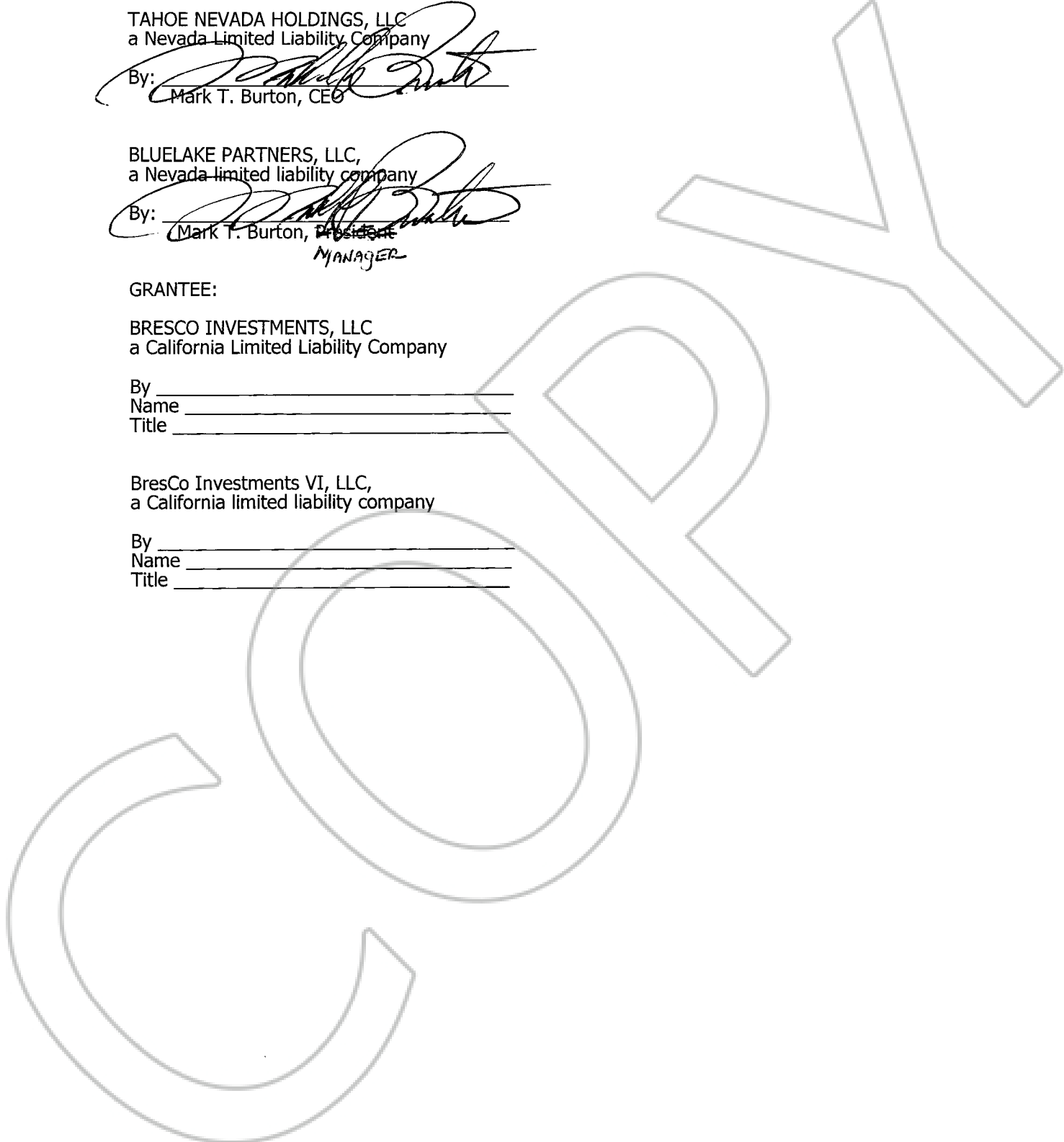
GRANTEE:

BRESCO INVESTMENTS, LLC
a California Limited Liability Company

By _____
Name _____
Title _____

BresCo Investments VI, LLC,
a California limited liability company

By _____
Name _____
Title _____



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

GRANTOR:

TAHOE NEVADA HOLDINGS, LLC
a Nevada Limited Liability Company

By: _____
Mark T. Burton, CEO

BLUELAKE PARTNERS, LLC,
a Nevada limited liability company

By: _____
Mark T. Burton, President

GRANTEE:

BRESCO INVESTMENTS, LLC
a California Limited Liability Company

By EBL
Name ERIC BRESLOW
Title MANAGING PARTNER

BresCo Investments VI, LLC,
a California limited liability company

By EBL
Name ERIC BRESLOW
Title MANAGING PARTNER

