

DOUGLAS COUNTY, NV **2021-978940**  
RPTT:\$7800.00 Rec:\$40.00  
\$7,840.00 Pgs=3 12/28/2021 12:34 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1318-15-804-008**

**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:**

**Bodega Development LLC, a Nevada Limited Liability  
Company**  
**PO Box 823**  
**Zephyr Cove, NV 89448**

**Eserow No.: ZC3244-JL**

RPTT \$7,800.00

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

THIS INDENTURE WITNESSETH: That

**Lake Salmon LLC, a Nevada Limited Liability Company**

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

**Bodega Development LLC, a Nevada Limited Liability Company**

all that real property in the City of Zephyr Cove, 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.**

Lake Salmon LLC, a Nevada Limited Liability Company

  
By: Lewis S. Feldman, Manager

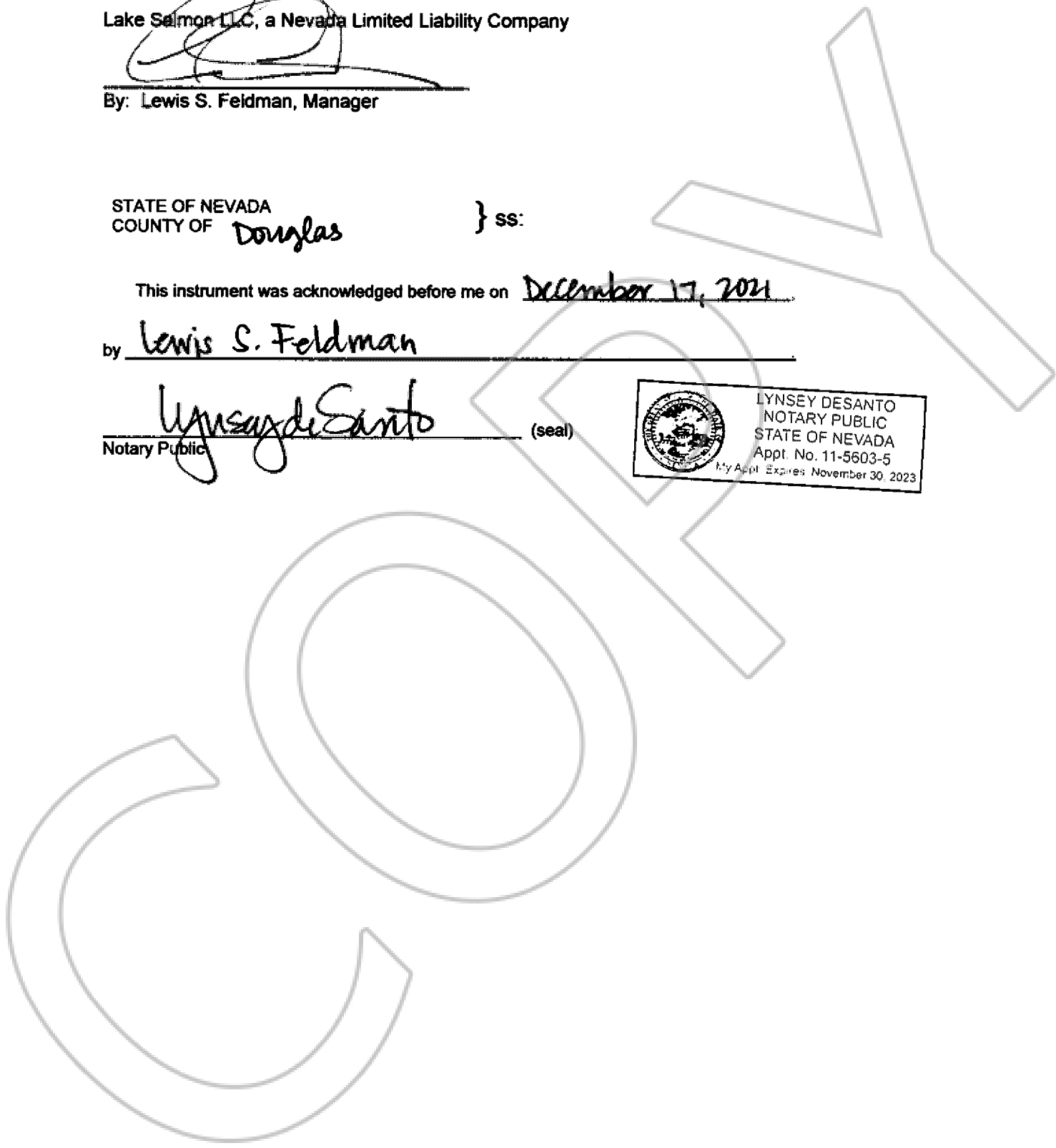
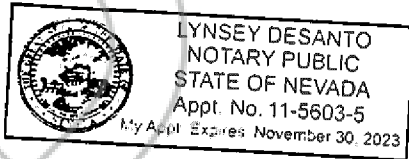
STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on December 17, 2021

by Lewis S. Feldman

Lynsey Desanto  
Notary Public (seal)



## 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:

Tract B of Record of Survey Map recorded June 13, 2008, in Book 608, Page 3338, as Document No. 724986, described as follows:

All that portion of the Southwest  $\frac{1}{4}$  of Section 15, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the South line of said Section 15 which bears South  $89^{\circ}55'52''$  East 773.91 feet from the South  $\frac{1}{4}$  corner of said Section 15; thence North  $30^{\circ}31'57''$  West 130.36 feet; thence North  $59^{\circ}52'38''$  East 72.45 feet; thence North  $30^{\circ}15'34''$  East 47.99 feet; thence South  $74^{\circ}41'08''$  East 282.79 feet; thence North  $89^{\circ}55'52''$  West 229.74 to the Point of Beginning.

Note: Legal Description previously contained in Document No. 738667, recorded February 27, 2009 in Book 209, Page 7089, Official Records of Douglas County, State of Nevada.

APN: 1318-15-804-008

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1318-15-804-008
- 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

<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) \$2,000,000.00

Transfer Tax Value \$2,000,000.00

Real Property Transfer Tax Due: \$7,800.00

**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: Louis G. Feldman, Manager Agent

Signature [Signature] By: Scott A. Wheelon, Manager

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: Lake Salmon LLC, a Nevada Limited Liability Company

Print Name: Bodega Development LLC, a Nevada Limited Liability Company

Address: PO Box 1309  
Zephyr Cove, NV 89448

Address: PO Box 826  
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3244-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**