



KAREN ELLISON, RECORDER E07

APN: 1022-29-810-015

RECORDING REQUESTED BY:

Michael S. McKeen & Lori W. McKeen, Trustees
1120 East Ct.
South Lake Tahoe, CA 96150

AFTER RECORDATION, RETURN BY MAIL TO:

Michael S. McKeen & Lori W. McKeen, Trustees
1120 East Ct.
South Lake Tahoe, CA 96150

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 30 day of December, 2021, McKeen Enterprises, Inc. Profit Sharing Plan does hereby Grant, Bargain, Sell and Convey to Michael S. McKeen and Lori W. McKeen, Trustees of the Michael and Lori McKeen 2001 Family Trust dated July 24, 2001, and to the heirs and assigns of such Grantees forever, its interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.
TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Michael McKeen, Director

Lori McKeen

Lori McKeen, Director

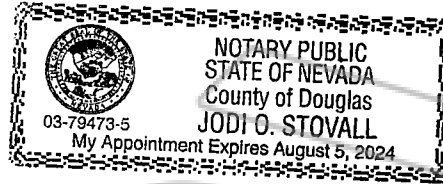
STATE OF NEVADA)

) ss.

COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 30 day of December, 2021, by Michael McKeen and Lori McKeen.

Jodi O. Stovall
Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1

A parcel of land located within the SE 1/4 of Section 29, Township 10 North, Range 22 East, M.D.B. &M., Douglas County, Nevada, and more particularly described as follows:

Commencing at the South one-quarter corner of Section 29, Township 10 North, Range 22 East, M.D.B. &M.; Thence N28°20'02"E a distance of 648.29 feet to a 5/8 rebar with plastic cap stamped PLS 3090; Thence N26°03'21"E a distance of 75.00 feet to a 5/8" rebar with a plastic cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; Thence N26°03'21"E a distance of 75.00 feet to a 6" X 6" concrete monument; Thence S63°54'44"E a distance of 99.77 feet to a 5/8" rebar with plastic cap stamped PLS 3090; Thence S25°57'50"W a distance of 74.99 feet to a 5/8" rebar with plastic cap stamped PLS 3090; Thence N63°54'56"W a distance of 99.89 feet to the TRUE POINT OF BEGINNING.

Also shown as Lot 74 on that certain Record of Survey recorded November 20, 2000 in Book 1100, Page 3845, as Document No. 503625.

NOTE: The above metes and bounds legal description appeared previously in that certain document recorded November 20, 2000 in Book 1100. Page 3846, as Document No. 503626.

PARCEL 2

PARCEL 2A:

Lot 80, as shown on the Map of Topaz Subdivision filed in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954 as Document No. 9774.

EXCEPTING any portion of the land within the natural bed of the lake below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shore.

PARCEL 2B:

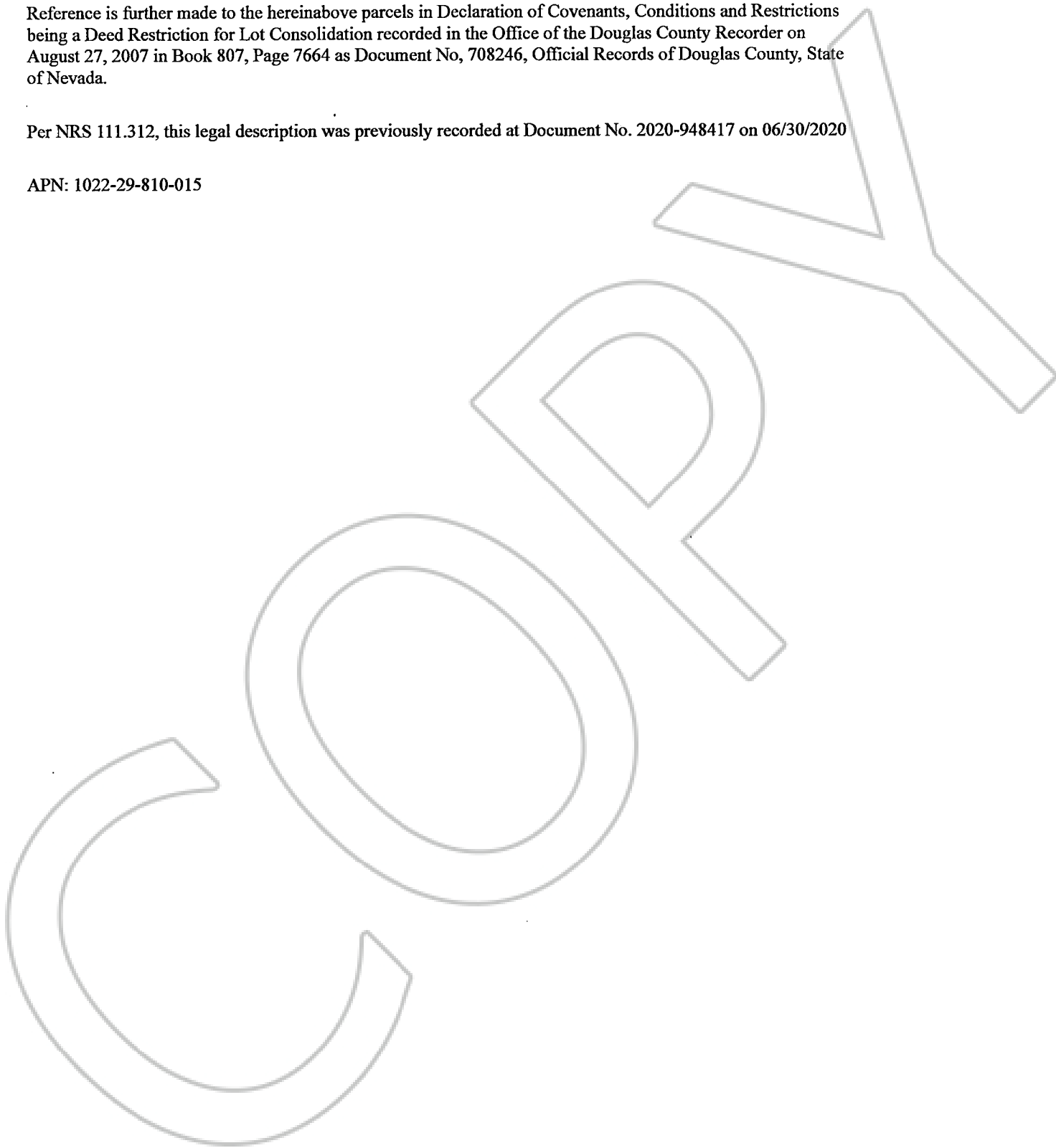
Lot 82, as shown on the Amended Map of Topaz Lodge Subdivision, First and Second Sections, filed in the Office of the County Recorder of Douglas County, State of Nevada, on September 16, 1958, Under file No. 13594.

EXCEPTING any portion of the land within the natural bed of the lake below the ordinary high water mark where it was located prior to any artificial or avulsive changes in the location of the shore.

Reference is further made to the hereinabove parcels in Declaration of Covenants, Conditions and Restrictions being a Deed Restriction for Lot Consolidation recorded in the Office of the Douglas County Recorder on August 27, 2007 in Book 807, Page 7664 as Document No, 708246, Official Records of Douglas County, State of Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 2020-948417 on 06/30/2020

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-29-810-015
 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: <u>Trust of [Signature]</u>	

3. Total Value/Sales Price of Property: \$ _____
 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 # 7
 b. Explain Reason for Exemption: Transfer to Trust without consideration

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 Micma McKeen Capacity _____ Grantor

Signature Lori McKeen Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael McKeen & Lori McKeen
 Address: 1120 East Ct.
 City: South Lake Tahoe
 State: CA Zip: 96150

Print Name: Michael S. McKeen & Lori W. McKeen, Trustees
 Address: 1120 East Ct.
 City: South Lake Tahoe
 State: CA Zip: 96150

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____