



KAREN ELLISON, RECORDER E09

APN: 1318-09-810-064

RPTT: \$0.00

When Recorded Mail To
And Mail Tax Statements To:

Skybox Equity Partners, LLC
333 1st Street, Suite C
San Francisco CA 94105

GRANT, BARGAIN AND SALE DEED

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

Paul M. Hwang and Judy Fujii-Hwang, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN AND SELL to

Skybox Equity Partners, LLC, a California limited liability company

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

All that portion of Lot 12, Block E, as shown on the AMENDED MAP OF ZEPHYR COVE PROPERTIES, INC. SUBDIVISION NO. 2, filed for record on August 5, 1929 in Book 1 of Maps, Document No. 8537 in the Douglas County Recorder's Office more particularly described as follows:

Beginning at the most Northerly corner of said Lot 12; thence South 36°30'00" East 51.00 feet; then South 53°30'00" West 125.00 feet; thence North 36°30'00" West 51.00 feet; thence North 53°30'00" East 125.00 feet to the point of beginning.

Per NRS, this legal description was previously recorded on August 15, 2000 in Douglas County, State of Nevada Official Records, Book 0800, Page 2789 as Document No. 0497740.

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.

Paul M. Hwang
Paul M. Hwang

Judy Fujii-Hwang
Judy Fujii-Hwang

~~CALIFORNIA~~
STATE OF NEVADA W
COUNTY OF SANTA CLARA

On DEC 21, 2021, personally appeared before me, a Notary Public, JUDY FUJII-HWANG ~~PAUL M HWANG &~~, personally known (or proven) to me to be the person(s) whose name (s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Shirley Chu
Notary Public in and for said County and State



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a. 1318-09-810-064
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 RECORDER'S OPTIONAL USE
ONLY:
Book: _____ Page: _____
Date of Recording: _____
Notes: OP Acmt of J
TRB for LLC

3. a. Total Value/Sales Price of Property \$ _____
b. Deed in Lieu fo Foreclosure Only(value of property) (\$ _____)
c. Transfer Tax Value \$ _____
d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
a. Transfer Tax Exemption per NRS 375.090, Section: 9
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 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: Paul Hwang Capacity: Grantor
Signature: Judy Hwang Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Paul M. Hwang and Judy Fujii-Hwang
Address: 333 1st Street, Suite C
City: San Francisco, CA 94105
State: CA Zip: 94105

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Skybox Equity Partners, LLC,
a California limited liability company
Address: 333 1st Street, Suite C
City: San Francisco, CA
State: CA Zip: 94105

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED