

APN: 1318-15-201-001

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

MAIL TAX STATEMENTS TO:
TAHOE CABIN, LLC
1600 S. Main Street, Ste 150
Walnut Creek, CA 94596

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=5
ALLING & JILLSON LTD
KAREN ELLISON, RECORDER
2022-979713
01/12/2022 11:31 AM
E09

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DONALD CHAIKEN, AS TRUSTEE OF THE JULIE E. CHAIKEN 2004 DYNASTY TRUST DATED NOVEMBER 26, 2004, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, DONALD CHAIKEN, AS TRUSTEE OF THE DANA M. CHAIKEN 2004 DYNASTY TRUST DATED NOVEMBER 26, 2004, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, and DONALD CHAIKEN, AS TRUSTEE OF THE JENNIFER S. CHAIKEN 2004 DYNASTY TRUST DATED NOVEMBER 26, 2004, AS TO AN UNDIVIDED ONE-THIRD (1/3) INTEREST, (collectively "Grantor") does hereby GRANT, BARGAIN, SELL and CONVEY to TAHOE CABIN, LLC, A NEVADA LIMITED LIABILITY COMPANY, ("Grantee"), all that certain real property situate in the County of Douglas, State of Nevada, commonly described as 530 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, more particularly described as follows:

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

Pursuant to NRS §111.312, this legal description was previously recorded on August 16, 2010 as Document No. 0768720, Book 0810, Page 3421, in the Official Records of Douglas County.

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TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantees and Grantees' heirs and assigns forever.

(notarial pages follow)

DATED this 27 day of December 2021.

Donald Chaiken

DONALD CHAIKEN, TRUSTEE OF THE JENNIFER S. CHAIKEN 2004 DYNASTY TRUST DATED NOVEMBER 26, 2004

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
 : ss.
County of CONTRA COSTA)

NOTARY PUBLIC

On DECEMBER 27, 2021, before me, LINDA J ALLEN, personally appeared DONALD CHAIKEN, personally known to me (or 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 California that the foregoing is true and correct.

WITNESS my hand and official seal.

Linda J Allen
NOTARY PUBLIC

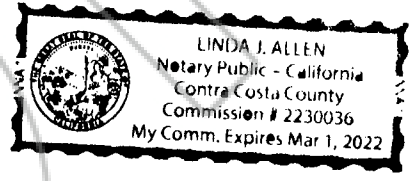


Exhibit "A"

DESCRIPTION OF THE REAL PROPERTY

The following described real property in the County of Douglas, State of Nevada:

PARCEL 1: Commencing at the Southwest corner of Pinewild Unit No. 2, recorded October 23, 1973, Document No. 69660, said corner being the Meander Corner between Sections 15 and 16; thence South 1920'04" East 617.86 feet to the TRUE POINT OF BEGINNING; thence North 5719'38" East 293.29 feet; thence North 6055'42" East 85.00 feet; thence South 7207'31" East 339.19 feet; thence South 2707'31" East 327.55 feet; thence South 6319'34" West 77.18 feet; thence South 6650'39" West 251.22 feet; thence South 8259'08" West 175.26 feet; thence North 7327'54" West 250.26 feet to a point in the 1861 Meander Line of Lake Tahoe; thence along said line North 1200' West 137.30 feet; thence North 1920'04" West 153.99 feet to the POINT OF BEGINNING.

Together with all that land lying Westerly of the above described Meander Line to the low water line at elevation 6223 feet, Lake Tahoe Datum, in accordance with NRS 321.595.

Said line more fully shown as Parcel "B" as set forth on that certain Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada, on November 15, 1983, as Document No. 91003.

PARCEL 2: TOGETHER WITH a Non-Exclusive easement for ingress and egress lying wholly within Section 15, Township 13 North, Range 18 East, M.D.B.&M., said easement being fifty (50) feet in width, located adjacent to and northerly of the line described as follows:

COMMENCING at a point on the Westerly right-of-way line of U.S. Highway 50, said point also being the Southeast corner of Parcel "A" of the Record of Survey for STEPHEN H. BOURNE AND THE ESTATE OF ALBERTA M. BOURNE, as recorded in Book 1183, at Page 1520, of Official Records, as Document No. 91003 of said County; thence Northerly along said right-of-way 99.91 feet through an angle of 557'46" along a curve concave to the West, having a radius of 960.00 feet, said curve having a cord bearing of North 935'28" East and a cord length of 99.86 feet to the True Point of Beginning; thence leaving said right-of-way South 7840' West 86.85 feet; thence South 6942'04" West 321.07 feet; thence South 6319'54" West 338.28 feet to a point on the most Easterly property line of Parcel "B" of said Record of Survey, said point being the termination of this easement.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-201-001
 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>Op Agmt ok - js</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$0.00
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 9
 b. Explain Reason for Exemption: A transfer of real property to a business organization if the person conveying the property owns 100% of the entity to which conveyance is made.

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 Donald Chaiken Capacity _____ Grantor
 Signature Donald Chaiken Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Donald Chaiken, Trustee
 Address: 1600 S. Main Street
 City: Walnut Creek
 State: CA Zip: 94596

Print Name: Tahoe Cabin, LLC, a NV limited liability company
 Address: 1600 S. Main Street
 City: Walnut Creek
 State: CA Zip: 94596

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Alling & Jillson, Ltd. c/o Kenneth R. Jillson Escrow # _____
 Address: Post Office Box 3390
 City: Steline State: NV Zip: 89449

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