

DOUGLAS COUNTY, NV **2022-982486**
RPTT:\$62400.00 Rec:\$40.00
\$62,440.00 Pgs=3 03/15/2022 08:30 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1418-15-201-006

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:**

**HFP, LTD., a California Limited Partnership,
4639 Brighton Road
Corona Del Mar, CA 92625**

Escrow No.: ZC3314-JL

RPTT \$62,400.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Anne Brockinton Lee, Successor Trustee of the Robert M. Lee Trust, dated October 26, 1990 as amended

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

HFP, LTD., a California Limited Partnership and Investment Property Exchange Services, Inc., as qualified intermediary for HFP, LTD, a California Limited Partnership

all that real property in the unincorporated area of Glenbrook, 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.

Anne Brockinton Lee Successor Trustee of the Robert M. Lee Trust, dated October 26, 1990 as amended

Anne Brockinton Lee, Successor Trustee
By: Anne Brockinton Lee, Successor Trustee

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 3-2-2022.

by Anne Brockinton Lee.

J Lane

Notary Public (seal)

J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

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:

Adjusted Parcel 1:

All that portion of Parcels 1 & 2 per that Parcel Map filed for record on June 7, 1979, as Document Number 33205, together with all that portion of the North ½ of Section 15, Township 14 North, Range 18 East, M.D.M. lying Westerly of said Parcels 1 & 2 to the Low-Water Line of Lake Tahoe, elevation 6223.00 feet, Lake Tahoe Datum, more particularly described as follows:

Beginning at the Northwest corner of the land herein described, said Point being on said approximate Low-Water Line of Lake Tahoe;

Thence South 88°50'23" East 989.8 feet more or less;

Thence South 11°34'58" West 297.00 feet;

Thence WEST 110.32 feet;

Thence South 45°11'54" West 219.55 feet;

Thence South 85°10'04" West 72.36 feet;

Thence South 76°47'36" West 131.76 feet;

Thence South 82°44'47" West 51.83 feet;

Thence North 67°28'08" West 50.95 feet;

Thence South 83°27'26" West 95.26 feet;

Thence South 76°36'51" West 110.7 feet more or less to said approximate Low-Water Line;

Thence along said approximate Low-Water Line the following sixteen (16) courses:

North 13°35'30" West 31.89 feet;

North 16°03'42" West 50.35 feet;

North 23°26'00" West 61.05 feet;

North 77°07'13" West 37.86 feet;

South 87°23'17" West 23.98 feet;

North 33°27'09" West 30.78 feet;

North 16°59'51" East 26.26 feet;

North 24°38'41" East 30.22 feet;

North 25°58'37" West 40.36 feet;

North 21°06'47" West 53.60 feet;

North 13°57'13" East 32.98 feet;

North 52°29'50" West 26.66 feet;

North 25°42'00" West 40.17 feet;

North 09°29'01" West 44.58 feet;

North 07°56'31" East 42.82 feet;

North 11°30'16" East 48.27 feet to the Point of Beginning.

The Basis of Bearing for this description is identical to the above referenced Parcel Map, being the bearing North 89°15'30" West along the Southern Boundary of Uppaway.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED January 20, 2016 AS INSTRUMENT NO. 2016-875568.

APN: 1418-15-201-006

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1418-15-201-006
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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$16,000,000.00
Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value \$16,000,000.00
Real Property Transfer Tax Due: \$62,400.00

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 Anne Brockinton Lee By: Anne Brockinton Lee, Successor Trustee
Signature _____

SELLER (GRANTOR) INFORMATION
(Required)
Print Name: Anne Brockinton Lee Successor Trustee of the Robert M. Lee Trust, dated October 26, 1990 as amended
Address: 970 Delaware Ave Sparks NV 89431

BUYER (GRANTEE) INFORMATION
(Required)
Print Name: HFP, LTD., a California Limited Partnership
Address: 4639 Brighton Road Corona Del Mar, CA 92625

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Signature Title Company LLC Escrow #: ZC3314-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