

DOUGLAS COUNTY, NV  
RPTT:\$9750.00 Rec:\$40.00  
\$9,790.00 Pgs=3  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**2022-983136**

**03/30/2022 11:20 AM**

**A.P.N.: 1318-26-101-009**

**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:**

**Jewish Community Center Chabad Lake Tahoe, a  
California Nonprofit Religious Corporation**  
**926 Tanglewood Drive**  
**South Lake Tahoe, CA 96150**

**Escrow No.: ZC3234-JL**

RPTT \$9,750.00

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

THIS INDENTURE WITNESSETH: That

**Mountain Greenery LLC, an Oklahoma limited liability company**

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

**Jewish Community Center Chabad Lake Tahoe, a California Nonprofit Religious Corporation**

all that real property in the City of Stateline, 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.**

Mountain Greenery LLC, an Oklahoma limited liability company

*Michael J. Milligan*  
By: Michael Milligan, Manager

STATE OF Oklahoma } ss:  
COUNTY OF Oklahoma

This instrument was acknowledged before me on March 28, 2022.

by Michael J. Milligan, manager of Mountain Greenery, LLC

*Diane M. Neely*  
Notary Public

(seal)  **DIANE M. NEELY**  
Notary Public  
State of Oklahoma  
Commission #04008905 Exp: 09/30/24

## 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:

Parcel 1:

The Northerly 190 feet of that certain lot, piece or parcel of land situate in the Country of Douglas, State of Nevada, described as follows;

Beginning at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which is 1146.6 feet West from the quarter corner between Sections 23 and 26; thence South 0°08' East 1317.13 feet; thence North 89°42' West 157.02 feet; thence North 0°08' West 1316.93 feet; thence South 89°46' East 160.95 feet to the Point of Beginning. This parcel is also described as a portion of Lot 8 of Palady Tract in the Northeast quarter of the Section 26, Township 13 North, Range 18 East, M.D.B.&M.

Parcel 2:

A roadway easement over the Westerly 30 feet of the following described parcel as shown in document recorded January 22, 1970, Book 73, Page 38, Document No. 46935. Beginning at a point on the Section Line between Sections 23 and 26, Township 13 North, Range 18 East M.D.B.&M., which is 1146.6 feet West from the Quarter corner between Sections 23 and 26; thence South 0°08' East 1317.13 feet, thence East 163.80 feet; thence North 1316.93 feet; thence West 160.80 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said land lying within Kingsbury Grade as described in quitclaim deed to State of Nevada Department of Transpiration recorded May 21, 1984, Book 584, Page 1784, Document No. 101099.

APN: 1318-26-101-009

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1318-26-101-009
- 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'Vnd'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:**

\$2,500,000.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value \_\_\_\_\_

\$2,500,000.00

Real Property Transfer Tax Due: \_\_\_\_\_

\$9,750.00

**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 Michael J. Milligan, Manager

By: Michael Milligan, Manager

Signature [Signature]

By: Mordechai Richter, Director Agent

**SELLER (GRANTOR) INFORMATION**  
(Required)

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Mountain Greenery LLC, an Oklahoma limited liability company

Print Name: Jewish Community Center Chabad Lake Tahoe, a California Nonprofit Religious Corporation

Address: 5400 N. Grand Blvd. Ste 545  
Oklahoma City, OK 73112

Address: 926 TANGLEWOOD DR  
SOUTH LAKE TAHOE CA 96150

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

Print Name: Signature Title Company LLC Escrow #: ZC3234-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**