

DOUGLAS COUNTY, NV

2022-983254

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=14

04/01/2022 01:15 PM

UDEED, LLC

KAREN ELLISON, RECORDER

E09

APN: 1318-09-701-002

R.P.T.T.: \$0.00

Exempt: (9)

Recording Requested By:

smart!DEEDS

9041 S. Pecos Road, Suite 3900

Henderson, NV 89074

After Recording Mail To:

smart!DEEDS - 96094C

9041 S. Pecos Road, Suite 3900

Henderson, NV 89074

Send Subsequent Tax Bills To:

KMRN Tahoe Property LLC

214 Polhemus Avenue

Atherton, CA 94027

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Marguerite Laura Johnson, Trustee of the Marguerite L. Johnson Family Trust dated September 9, 1992 as to an undivided 31.36% interest; and Julie Johnson Davis and Kelly Mae Davis, Trustees of the Kelly Mae Davis Revocable Trust dated December 18, 2020 as to an undivided 17.16% interest; and Julie Johnson Davis and Molly Laura Davis, Trustees of the Molly Laura Davis Revocable Trust dated December 19, 2020 as to an undivided 17.16% interest; and Marguerite Laura Johnson, Trustee of the Trust for Children of Laura Christine Johnson created under The Stewart Allan Johnson and Marguerite Laura Johnson Family Trust Agreement dated September 2, 1992 as to an undivided 34.32%**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **KMRN Tahoe Property LLC, a Delaware limited liability company**, whose address is 214 Polhemus Avenue, Atherton, California 94027,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **September 23, 1992**, as Book **992**, Page **3883**, and Document No. **288965** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **670 Highway 50**
Zephyr Cove, Nevada 89448

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 thereunto belonging or in anywise appertaining.

DEED SIGNED IN COUNTER-PART

WITNESS my/our hands, this 29th day of August, 2021.

The Marguerite L. Johnson Family Trust dated September 9, 1992

Marguerite Laura Johnson
Marguerite Laura Johnson, Trustee

STATE OF _____)

ss

COUNTY OF _____)

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Marguerite Laura Johnson, Trustee.**

NOTARY STAMP/SEAL

SEE ATTACHED CERTIFICATE

Notary Public

Title and Rank
My Commission Expires: _____

ADDITIONAL SIGNATURES ON FOLLOWING PAGES

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 }
County of SAN MATEO }

On 29 AUG, 2021 before me, THERESA E. BRANDT, NOTARY PUBLIC.
Date Here Insert Name and Title of the Officer
personally appeared MARGUERITE LAURA JOHNSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Theresa E Brandt
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document GRANT, BARGAIN AND SALE DEED
Title or Type of Document: 107D HIGHWAY 5D, ZEPHYR COVE, NV 89448
Document Date: 29 AUGUST 2021 Number of Pages: 8
Signer(s) Other Than Named Above: MANY
Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

WITNESS my/our hands, this 29th day of August, 2021.

The Kelly Mae Davis Revocable Trust dated December 18, 2020

Julie Johnson Davis
Julie Johnson Davis, Trustee

STATE OF _____)

ss

COUNTY OF _____)

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Julie Johnson Davis, Trustee.**

NOTARY STAMP/SEAL

SEE ATTACHED CERTIFICATE

Notary Public

Title and Rank

My Commission Expires: _____

ADDITIONAL SIGNATURES ON FOLLOWING PAGES

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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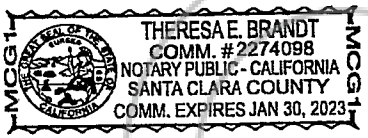
State of California }
County of SAN MATEO }

On 29 AUG., 2021 before me, THERESA E. BRANDT, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared JULIE * DAVIS
Name(s) of Signer(s)
JOHNSON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Theresa E Brandt
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document GRANT, BARGAIN AND SALE DEED
Title or Type of Document: 167D HIGHWAY 50, ZEPHYR COVE, NV 89448
Document Date: 29 AUGUST 2021 Number of Pages: 8
Signer(s) Other Than Named Above: MANY

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

WITNESS my/our hands, this 28th day of December, 2021.

The Kelly Mae Davis Revocable Trust dated December 18, 2020

Kelly Davis

Kelly Mae Davis, Trustee

STATE OF _____)

ss

COUNTY OF _____)

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Kelly Mae Davis, Trustee.**

NOTARY STAMP/SEAL

see attached

Notary Public

Title and Rank

My Commission Expires: _____

**PLEASE SEE ATTACHED
ACKNOWLEDGEMENT/JURAT
FROM NOTARY PUBLIC**

**PLEASE
ACKNOWLEDGE
FROM N**

ADDITIONAL SIGNATURES ON FOLLOWING PAGES

ACKNOWLEDGMENT

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State of California
County of San Mateo

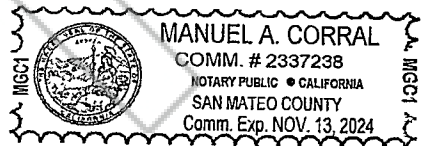
On 12/23/2021 before me, Manuel A. Corral, Notary Public
(insert name and title of the officer)

personally appeared Kelly Mae Davis
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



SEE ATTACHED
JUDGEMENT/JURAT
NOTARY PUBLIC

WITNESS my/our hands, this 29th day of August, 2021.

The Molly Laura Davis Revocable Trust dated December 19, 2020


Julie Johnson Davis, Trustee

STATE OF _____)

ss

COUNTY OF _____)

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Julie Johnson Davis, Trustee.**

NOTARY STAMP/SEAL

SEE ATTACHED CERTIFICATE

Notary Public

Title and Rank

My Commission Expires: _____

ADDITIONAL SIGNATURE ON FOLLOWING PAGES

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California }
County of SAN MATEO }

On 29 AUG, 2021 before me, THERESA E. BRANDT, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JULIE* W. DAVIS
Name(s) of Signer(s)
JOHNSON

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Theresa E Brandt
Signature of Notary Public

OPTIONAL

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Description of Attached Document GRANT BARGAIN AND SALE DEED
Title or Type of Document: 67D HIGHWAY 5D, ZEPHYR COVE NV 89448
Document Date: 29 AUGUST 2021 Number of Pages: 8
Signer(s) Other Than Named Above: MANY

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Capacity options: Corporate Officer, Partner, Individual, Trustee, Other, Attorney in Fact, Guardian or Conservator.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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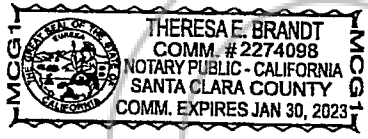
State of California }
County of SAN MATEO }

On 29 AUG. 2021 before me, THERESA E. BRANDT NOTARY PUBLIC.
Date Here Insert Name and Title of the Officer
personally appeared MOLLY LAURA DAVIS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Theresa E Brandt
Signature of Notary Public

OPTIONAL

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Description of Attached Document GRANT, BARGAIN AND SALE DEED
Title or Type of Document: 107D HIGHWAY 5D, ZEPHYR COVE, NV 89448
Document Date: 29 AUGUST 2021 Number of Pages: 8
Signer(s) Other Than Named Above: MANY

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

WITNESS my/our hands, this 29th day of August, 2021.

The Trust for Children of Laura Christine Johnson created under The Stewart Allan Johnson and Marguerite Laura Johnson Family Trust Agreement dated September 2, 1992

Marguerite Laura Johnson
Marguerite Laura Johnson, Trustee

~~STATE OF _____)~~

~~ss~~

~~COUNTY OF _____)~~

~~This instrument was acknowledged before me, this _____ day of _____, 20____, by Marguerite Laura Johnson, Trustee.~~

NOTARY STAMP/SEAL

SEE ATTACHED CERTIFICATE

Notary Public

Title and Rank

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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State of California }
County of SAN MATEO }

On 29 AUG. 2021 before me, THERESA E. BRANDT, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer
personally appeared MARGUERITE LAURA JOHNSON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

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Description of Attached Document GRANT, BARGAIN AND SALE DEED
Title or Type of Document: 67D HIGHWAY 50, ZEPHYR COVE, NV 89448
Document Date: 29 AUGUST 2021 Number of Pages: 8
Signer(s) Other Than Named Above: MANY

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT THAT BEARS NORTH 85° WEST 495 FEET FROM THE MEANDER CORNER BETWEEN SECTIONS 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M.; THENCE SOUTH 610.8 FEET; THENCE EAST 400 FEET; THENCE NORTH 575.8 FEET; THENCE NORTH 85° WEST 401.53 FEET TO THE POINT OF BEGINNING; CONTAINING 5.45 ACRES, MORE OR LESS, BEING A PORTION OF LOT 1 OF FRACTIONAL SE 1/4 OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTH PROPERTY LINE OF THE PROPERTY OF CARL F. JOHNSON, IN THE FRACTIONAL NE 1/4 OF SE 1/4, SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., THAT BEARS SOUTH 37°03'03" WEST, A DISTANCE OF 711.21 FEET, MORE OR LESS, FROM THE MEANDER CORNER COMMON TO SECTIONS 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST; THENCE SOUTH 52°15' EAST, A DISTANCE OF 106.53 FEET TO A POINT; THENCE FROM SAID POINT ON THE WESTERLY 40 FEET HIGHWAY RIGHT OF WAY LINE, FROM A TANGENT WHICH BEARS NORTH 46°51'42" EAST, CURVING TO THE RIGHT ALONG SAID HIGHWAY RIGHT OF WAY LINE WITH A RADIUS OF 540 FEET, THROUGH AN ANGLE OF 11°21'17" A DISTANCE OF 107.49 FEET TO A POINT AT THE INTERSECTION OF SAID HIGHWAY RIGHT OF WAY LINE AND THE SOUTH PROPERTY LINE OF THE PROPERTY OF CARL F. JOHNSON; THENCE WEST A DISTANCE OF 169.45 FEET ALONG SAID PROPERTY LINE TO POINT OF BEGINNING. CONTAINING 0.129 ACRES, MORE OR LESS.

TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES, AS SET FORTH IN THAT CERTAIN DEED DATED NOVEMBER 12, 1928, RECORDED IN BOOK 5 OF DEEDS, PAGE 505, RECORDS OF DOUGLAS COUNTY, NEVADA, EXECUTED BY GERTRUDE S. CHURCH, A WIDOW, TO CARL F. JOHNSON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 212.3 FEET, MORE OR LESS, FROM THE MEANDER CORNER BETWEEN SECTIONS 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M.; THENCE WEST 93.1 FEET, MORE OR LESS, AND A DISTANCE OF 10 FEET ON EITHER SIDE OF SAID LINE.

TOGETHER WITH 300' ROCK CRIBBED AND WOOD DECKED PIER AND BOAT ANCHORAGE.

WATER SYSTEM CONSISTING OF 5 H.P. ELECTRIC PUMP AND PRESSURE TANK WITH 6 CYLINDER CHRYSLER MOTOR AND PUMP - AUXILIARY STANDBY.

OVERTWO (2) MILES OF UNDERGROUND 2" TO 3/4" GALVANIZED PIPE FOR SPRINKLING SYSTEM WHICH COVERS ENTIRE AREA AND FIRE PROTECTION CONSISTS OF 10 FIRE PLUGS WITH NEW 50' CANVAS FIRE HOSE AND 7,500 GALLON REDWOOD STORAGE TANK. WATER APPROPRIATION FROM LAKE TAHOE - CERTIFICATE #3683. LAND IS FENCED ON TWO SIDES AND ONE END.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **September 23, 1992**, as Book **992**, Page **3883**, and Document No. **288965** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-09-701-002
 b) _____
 c) _____
 d) _____

Op Agmt ok - js

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 Other: Multi-family complex

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
 c. Transfer Tax Value: \$ 0.00
 d. 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 to a business entity of which grantor is 100% owner
 5. Partial Interest: Percentage being transferred: N/A %

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: Marguerite Johnson Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Marguerite L. Johnson Family Trust & Kelly Mae Davis Revocable Trust & Molly Laura Davis Revocable Trust & Trust for Children of Laura Christine Johnson**
 Address: **214 Polhemus Avenue**
 City: **Atherton**
 State: **California** Zip: **94027**

Print Name: **KMRN Tahoe Property LLC**
 Address: **214 Polhemus Avenue**
 City: **Atherton**
 State: **California** Zip: **94027**

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

Print Name: smart!DEEDS, LLC - 96094C Escrow #: _____
 Address: 9041 S. Pecos Road, Suite 3900
 City, State, Zip: Henderson, NV 89074