

DOUGLAS COUNTY, NV  
RPTT:\$22230.00 Rec:\$40.00  
\$22,270.00 Pgs=4  
2022-983322  
04/05/2022 10:02 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-10-301-009 and  
1318-10-301-008  
R.P.T.T.: \$22,230.00  
Escrow No.: 22025407-DR  
When Recorded Return To:  
Laura J. Read  
36 Saddleback Place  
Danville, CA 94506

Mail Tax Statements to:  
Laura J. Read  
36 Saddleback Place  
Danville, CA 94506

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Harvey Jay Freeman, Trustee of Harvey Jay Freeman Revocable Trust dated July 29, 2008 and  
Sharla Freeman, Trustee of Sharla Freeman Revocable Trust dated July 29, 2008**

do(es) hereby Grant, Bargain, Sell and Convey to

**Laura J. Read, an unmarried woman**

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

PARCEL NO. 1:

BEING A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 81 OF ZEPHYR KNOLLS NUMBER 4, FILED FOR RECORD ON OCTOBER 14, 1957 AS DOCUMENT NO. 012699;

THENCE NORTH 24°06'00" WEST 70.29 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 320 FEET, A CENTRAL ANGLE OF 31°09'00", AND AN ARC LENGTH OF 173.97 FEET;

THENCE NORTH 55°15'00" WEST 58.12 FEET;

THENCE NORTH 20°42'00" EAST 322.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF LINE OF U.S. HIGHWAY 50;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 84°29'45" EAST 170.32 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590 FEET, CENTRAL ANGLE OF 13°10'52", AND AN ARC LENGTH OF 135.73 FEET;

THENCE SOUTH 28°15'15" EAST 513.06 FEET;

THENCE SOUTH 82°11'09" WEST 480.08 FEET TO THE POINT OF BEGINNING;

SAID LAND IS ALSO SHOWN AS TRACT 1 OF RECORD OF SURVEY SUPPORTING A BOUNDARY

LINE ADJUSTMENT FOR FALCON CAPITAL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 26, 2004 AS FILE NO. 608522 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 31, 2015, AS INSTRUMENT NO. 2015-874818.

APN: 1318-10-301-008

PARCEL NO. 2:

PARCEL 2A:

LOT 44, AS SHOWN ON THE AMENDED PLAT OF ZEPHYR KNOLLS UNIT NO. 2, FILED FOR RECORD ON JULY 5, 1959 AS DOCUMENT NO. 12415 AND THAT PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 44; THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 590 FEET, A CENTRAL ANGLE OF 3°38'08", AND AN ARC LENGTH OF 37.44 FEET, THE CHORD OF SAID CURVE BEARS NORTH 58°41'56" EAST 37.43 FEET;

THENCE SOUTH 71°15'00" EAST 161.62 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 118.50 FEET, A CENTRAL ANGLE OF 14°09'45", AND AN ARC LENGTH OF 29.29 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 11°31'39" WEST 29.22 FEET;

THENCE SOUTH 83°28'10" WEST 127.29 FEET;

THENCE SOUTH 34°53'15" EAST 382.13 FEET;

THENCE SOUTH 40°26'37" WEST 150.32 FEET;

THENCE SOUTH 82°11'09" WEST 143.71 FEET;

THENCE NORTH 28°15'55" WEST 513.06 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 50;

THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 21°48'23", AND AN ARC LENGTH OF 224.55 FEET, THE CHORD OF SAID CURVE BEARS NORTH 71°25'11" EAST 223.20 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE AMENDED PLAT OF ZEPHYR KNOLLS UNIT NO. 2. SAID LAND IS ALSO SHOWN AS TRACT 2 OF RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR FALCON CAPITAL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 26, 2004 AS FILE NO. 608522 OF OFFICIAL RECORDS.

PARCEL 2B:

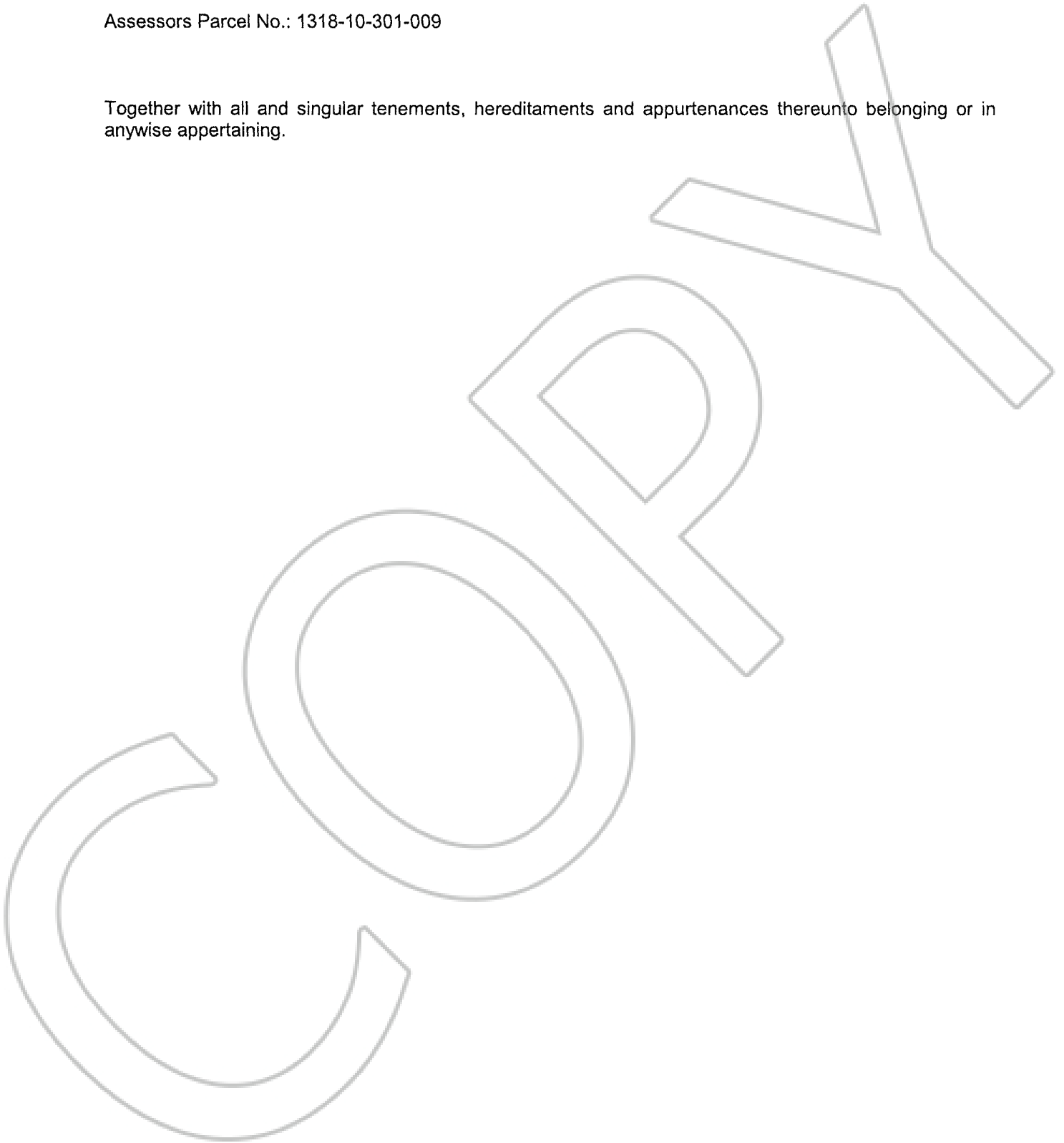
EASEMENTS AS CONTAINED IN THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED MAY 17, 2004 IN BOOK 0504, OF OFFICIAL RECORDS, AT PAGE 8063 AS DOCUMENT NO. 613405.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT

CERTAIN DOCUMENT RECORDED DECEMBER 31, 2015, AS INSTRUMENT NO. 2015-874818.

Assessors Parcel No.: 1318-10-301-009

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Dated this 4<sup>th</sup> day of April, 2022.

Harvey Jay Freeman Revocable Trust dated July 29, 2008

BY: [Signature]  
Harvey Jay Freeman, Trustee

Sharla Freeman Revocable Trust dated July 29, 2008


BY: [Signature]  
Sharla Freeman  
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 4 day of April, 2022 by Harvey Jay Freeman, as Trustee of Harvey Jay Freeman Revocable Trust dated July 29, 2008 and Sharla Freeman, as Trustee of Sharla Freeman Revocable Trust dated July 29, 2008.

[Signature]  
Notary Public

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-10-301-009  
 b) 1318-10-301-008  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$5,700,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$5,700,000.00  
 d. Real Property Transfer Tax Due: \$22,230.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Harvey Jay Freeman, Trustee of Harvey Jay Freeman Revocable Trust dated July 29, 2008 and Sharla Freeman, Trustee of Sharla Freeman Revocable Trust dated			
Print Name:	<u>July 29, 2008</u>	Print Name:	<u>Laura J. Read</u>
Address:	<u>PO Box 10391</u>	Address:	<u>2385 Saddleback Drive</u>
City:	<u>Zephyr Cove</u>	City:	<u>Danville</u>
State:	<u>NV</u> Zip: <u>89448</u>	State:	<u>California</u> Zip: <u>94506</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025407-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703