

1318-22-311-018

**APN: 1318-22-311-08**  
**Recording Requested By**  
**And When Recorded Mail To:**  
Robert N. Presberg and Donna Presberg  
PO Box 6367  
Stateline, NV 89449

**Mail Tax Statements to:**  
Robert N. Presberg and Donna Presberg  
PO Box 6367  
Stateline, NV 89449

DOUGLAS COUNTY, NV **2022-984173**  
Rec:\$40.00  
Total:\$40.00 **04/26/2022 10:25 AM**  
MINDEN LAWYERS LLC Pgs=4



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**The undersigned grantor declares documentary transfer tax is: \$ 0.00**

**GRANT, BARGAIN, AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Robert N. Presberg and Donna Presberg, husband and wife and joint tenants, ("Grantors"), do hereby GRANT, BARGAIN, SELL, and CONVEY to Robert Neil Presberg and Donna Presberg, as Trustees of The 2022 PRESBERG FAMILY REVOCABLE TRUST dated April 18, 2022 all of their right, title and interest in that certain real property located at 9 Beach Club Drive, Unit 118, Stateline NV 89449 situate in the County of Douglas, State of Nevada, more particularly described as follows:

**APN: 1318-22-311-018**

PARCEL NO. 1:

UNIT 118 AS SHOWN ON THE MAP OF THE FINAL CONDOMINIMUM SUBDIVISION MAP LDA 17-020 OF TAHOE BEACH CLUB- PHASE 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 23, 2019, AS INSTRUMENT NO. 2019-929414 AND AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 2:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 3:

THE EXCLUSIVE RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT TO WHICH THEY ARE ALLOCATED, AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE GENERAL COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 07, 2018 IN A RECIPROCAL ACCESS EASEMENT AGREEMENT IN BOOK N/A AS INSTRUMENT 2018-921866 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 6:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE BEACH AREA, AND FOR PASSIVE AND ACTIVE BEACH RECREATION, RECORDED JUNE 19, 2019 IN A BEACH USE AND ACCESS AGREEMENT AS INSTRUMENT 2019-930632 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

**Commonly known as: 9 Beach Club Drive Unit 118 Stateline, NV 89449**

FURTHER, TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reservations, remainders, rents, issues or profits thereof.

*Pursuant to NRS §111.312, this legal description was previously recorded on February 25, 2020, in the Official Records of Lyon County as Document No. 942732.*

DATED this 18<sup>th</sup> day of April 2022.

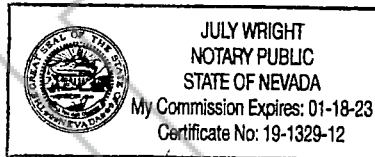
By: *Robert Presberg*  
Robert N. Presberg

STATE OF NEVADA            )  
  ) ss:  
COUNTY OF DOUGLAS        )

On the 18 day of April 2022, before me, a Notary Public personally appeared Robert N. Presberg 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 entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*July Wright*  
Notary Public



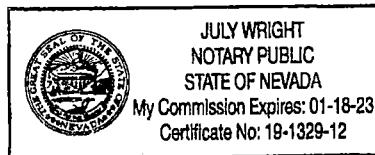
By: *Donna Presberg*  
Donna. Presberg

STATE OF NEVADA            )  
  ) ss:  
COUNTY OF DOUGLAS        )

On the 18 day of April 2022, before me, a Notary Public personally appeared Donna Presberg 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*July Wright*  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-22-311-08  
 b) 1318-22-311-018  
 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>4/26/22 Trust ok AS</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: transfer of title to a trust without consideration

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 Robert Presberg Capacity Seller/Grantor  
 Signature Donna Presberg Capacity Seller/Grantor

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Robert N. Presberg and  
 Print Name: Donna Presberg  
 Address: PO Box 6367  
 City: Statlaine  
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Robert N. Presberg & Donna Presberg, Trustees of  
 Print Name: The 2022 Presberg Family Revocable Trust  
 Address: PO Box 6367  
 City: Statlaine  
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Minden Lawyers, LLC Escrow # \_\_\_\_\_  
 Address: 990 Ironwood Drive, Suite 300  
 City: Minden State: NV Zip: 89423

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