

APN: 1318-09-810-096

Recorded at the request of  
Molly LeGoy, Esq.  
98 Winter Street  
Reno, Nevada 89503

After recordation, return Grant  
Deed and mail future property  
tax statements to:  
Bear Mountain Investors LLC  
6483 Galena Canyon Trail  
Reno, Nevada 89511

GRANT DEED

For convenience and without consideration, Theodore H. Sergott and Sharon M. Sergott, as Co-Trustees of The Sergott Family Trust, hereby grant, transfer, and sell with full warranty of title to Bear Mountain Investors LLC, all of the Trust's right, title and interest, in the real property situated in County of Douglas, State of Nevada, commonly described as 190 Tallac Drive, Zephyr Cove, Nevada, and particularly described on Exhibit A, attached hereto and incorporated herein by reference.

Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.

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2. Encumbrances, liens, covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated: April 19, 2022.

The Sergott Family Trust

Theodore H. Sergott  
Theodore H. Sergott, Trustee

Sharon M. Sergott  
Sharon M. Sergott, Trustee

STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF WASHOE    )

This Grant Deed was acknowledged before me on April 19, 2022, by Theodore H. Sergott and Sharon M. Sergott.

G. Delucchi  
Notary Public

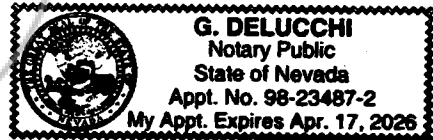
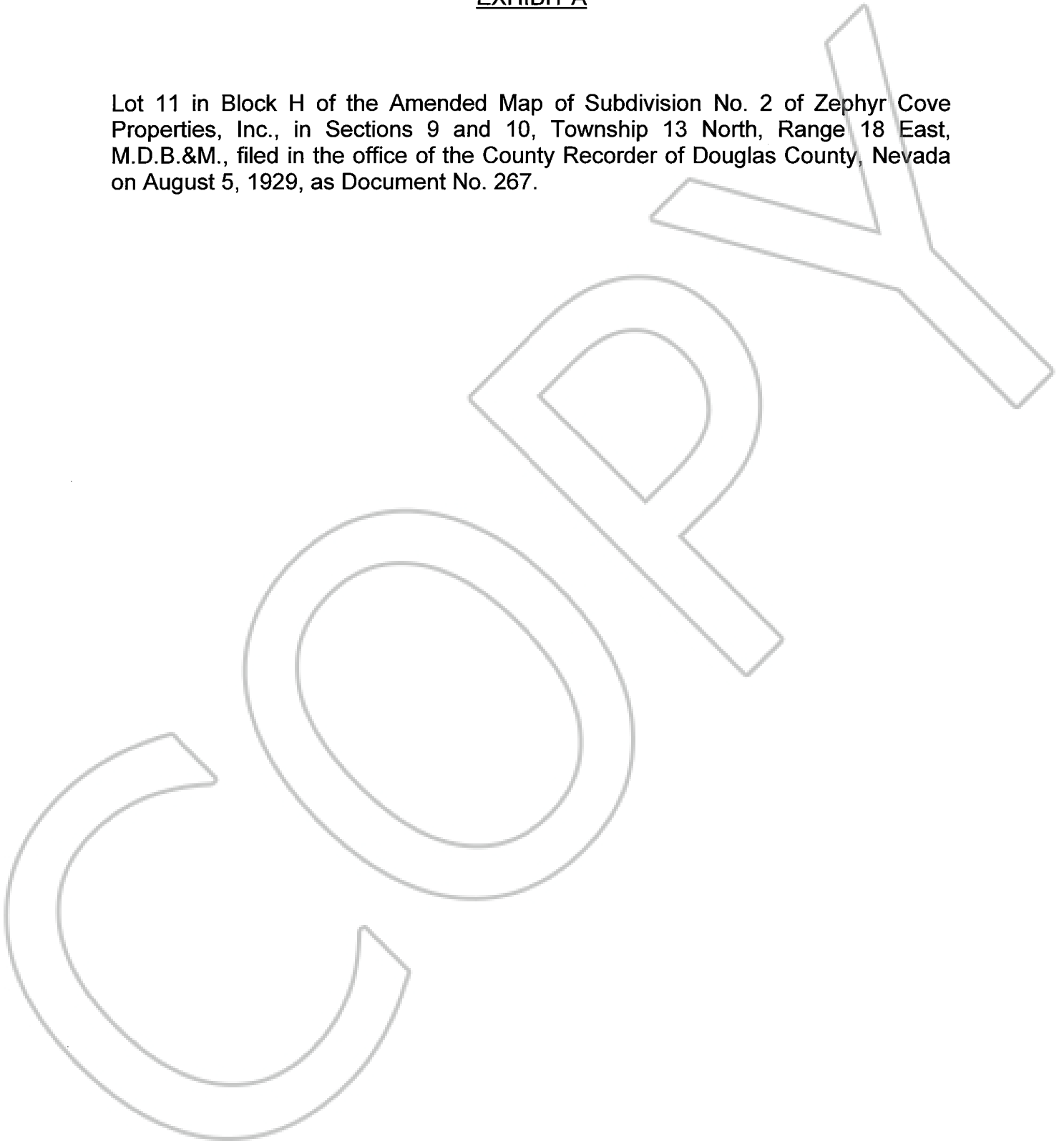


EXHIBIT A

Lot 11 in Block H of the Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc., in Sections 9 and 10, Township 13 North, Range 18 East, M.D.B.&M., filed in the office of the County Recorder of Douglas County, Nevada on August 5, 1929, as Document No. 267.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-09-810-096  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <i>Op Agree OK - KE</i>	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 9 \_\_\_\_\_  
 b. Explain Reason for Exemption: Transfer to a Nevada limited liability company which is owned 100 percent by transferor. \_\_\_\_\_

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 \_\_\_\_\_ Capacity: Attorney for Grantor  
 Signature \_\_\_\_\_ Capacity: Attorney for Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: The Sergoff Family Trust  
 Address: 6483 Galena Canyon Trail  
 City: Reno  
 State: NV Zip: 89511

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Bear Mountain Investors LLC  
 Address: 6483 Galena Canyon Trail  
 City: Reno  
 State: NV Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: LeGoy Law Escrow # \_\_\_\_\_  
 Address: 98 Winter Street  
 City: Reno State: NV Zip: 89503

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED