

DOUGLAS COUNTY, NV **2022-985608**
RPTT:\$18330.00 Rec:\$40.00
\$18,370.00 Pgs=6 **05/26/2022 01:23 PM**
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Barton Healthcare System
Attn: Clint Purvance, M.D., CEO
2170 South Avenue
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO:
Barton Healthcare System
Attn: Finance
2170 South Ave
South Lake Tahoe, CA 96150

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN: 1318-23-401-042

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EDGEWOOD VILLAGE, LLC, a Nevada limited liability company ("Grantor") hereby GRANT(S), BARGAIN(S), SELL(S) AND CONVEY(S) to BARTON HEALTHCARE SYSTEM, a California nonprofit public benefit corporation ("Grantee"), that property in Douglas County, Nevada, described as:

See "Exhibit A" attached hereto and made a part hereof

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues, and profits of the Property. To have and to hold all and singular the described Property, together with the appurtenances, to Grantee, and to Grantee's heirs and assigns forever. Grantor warrants, for Grantor, Grantor's heirs, executors, and administrators, that Grantor has not conveyed the Property, or any right, title, or interest in the Property, to any person other than Grantee, and that the Property is free from encumbrances, done, made, or suffered by Grantor, or any person claiming under Grantor. Grantor and Grantor's heirs, executors, and administrators, will and shall warrant and defend the Property conveyed and the appurtenances appertaining to the Property to Grantee, Grantee's heirs, and assigns, against the lawful claims of any and all person and persons.

Transfer of the Property is expressly made subject only to the matters described in the attached Exhibit B incorporated herein for all purposes, to the extent the same are valid and subsisting and affect all or any part of the Property (collectively, the "Permitted Exceptions").

SIGNATURE PAGE TO FOLLOW

GRANTOR:
Edgewood Village, LLC

By _____
Name: BRIAN RING
Its: MANAGER

Dated: May 26, 2022

STATE OF NEVADA
COUNTY OF Washoe

On 24th day of May 2022 before me, the undersigned, a Notary public in and for said State,
personally _____ appeared Brian Patrick Ring

_____ Personally known to me (or 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 authorized signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

[Handwritten signature]

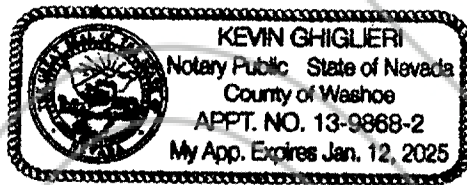


EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED STATELINE, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Northwest corner of that parcel as described in Book 397, Page 3323, Official Records of the Douglas County Recorder, a point on the Easterly line of U.S. Highway 50;

thence along the Easterly line along a curve concave to the Northwest with a radius of 2540 feet, a central angle of 2°08'06", and an arc length of 94.65 feet, the chord of said curve bears North 20°24'25" East 94.65 feet;
thence North 27°10'59" East 28.19 feet;
thence North 25°40'32" East 21.30 feet;
thence North 17°55'28" East 30.67 feet;
thence North 16°46'00" East 50.97 feet;
thence North 13°39'51" East 15.73 feet;
thence North 28°22'49" West 8.31 feet;
thence along a curve concave to the Northwest with a radius of 2,540 feet, a central angle of 5°00'27", and an arc length of 221.99 feet, the chord of said curve bears North 13°24'23" East 221.93 feet;
thence South 84°23'28" East 14.80 feet;
thence along a curve concave to the Southwest with a radius of 18 feet, a central angle of 122°34'10", and an arc length of 38.51 feet, the chord of said curve bears South 23°06'23" East 31.57 feet;
thence along a curve concave to the Southeast with a radius of 67 feet, a central angle of 26°14'35", and an arc length of 30.69 feet, the chord of said curve bears South 25°03'24" West 30.42 feet;
thence South 11°56'07" West 76.02 feet;
thence along a curve concave to the East with a radius of 224 feet, a central angle of 24°33'28", and an arc length of 96.01 feet, the chord of said curve bears South 00°20'37" East 95.28 feet;
thence along a curve concave to the Southwest with a radius of 176 feet, a central angle of 13°42'46", and an arc length of 42.12 feet, the chord of said curve bears South 05°45'58" East 42.02 feet;
thence South 01°05'25" West 182.49 feet;
thence North 88°53'34" West 130.34 feet to the Point of Beginning.

APN: 1318-23-401-042

Note: Document No. 756075 is provided pursuant to the requirements of Section 6, NRS 111.312

EXHIBIT B

PERMITTED EXCEPTIONS

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023. Tax Identification No. 1318-23-401-042.
2. Water rights, claims or title to water, whether or not disclosed by the public records.
3. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the land.
4. Subject to any rights and/or provisions of the General Highway Act for improvements, repair or landscaping to the public highway located along the boundary of the land.
5. Waiver of any claims for damages to said land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said land, as contained in the deed to:

Recording Date: October 23, 1935
Recording No: Book U of Deeds, Page 110, Instrument No. 2695, Official Records

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

within Purpose: For right to install, operate, maintain, repair and replace water lines a twenty-five foot strip of land and incidental purposes
Recording Date: March 25, 1966
Recording No: Book 39, Page 16, Instrument No. 31478, Official Records

The above was modified by document:

Recording Date: October 15, 2002
Recording No: Book 1002, Page 5707, Instrument No. 554877, Official Records

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kingsbury General Improvement District
Purpose: Water line and incidental purposes
Recording Date: May 9, 1988
Recording No: Book 588, Page 1210, Instrument No. 177757, Official Records

8. Terms, provisions and conditions as contained in an instrument:

Entitled: Non-Financial Facility Use Agreement
By and Between: The State of Nevada Department of Employment etal and the County of Douglas
Recording Date: November 29, 1994
Recording No: Book 1194, Page 4282, Instrument No. 351473, Official Records

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: For access to drill, install, use for groundwater sampling and incidental purposes
Recording Date: May 11, 1995
Recording No: Book 0595, Page 1689, Instrument No. 361921, Official Records

10. Terms, provisions and conditions as contained in an instrument:

Entitled: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COVERAGE ASSIGNMENT.
Recording Date: May 17, 2001
Recording No: Book 501, Page 4893, Instrument No. 514340, Official Records

11. Terms, provisions and conditions as contained in an instrument:

Entitled: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVERAGE ASSIGNMENT.
Recording Date: May 17, 2001
Recording No: Book 501, Page 4900, Instrument No. 514341, Official Records

12. Terms, provisions and easements as contained in an instrument:

Entitled: Easement Deed
Executed By: Douglas County
Recording Date: May 18, 2001
Recording No: Book 0501, Page 5329, Instrument No. 0514436, Official Records

13. Terms, provisions and conditions as contained in an instrument:

Entitled: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVERAGE ASSIGNMENT
Recording Date: May 22, 2001
Recording No: Book 0501, Page 6048, Instrument No. 514598, Official Records

14. Terms, provisions and conditions as contained in an instrument:

Entitled: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COVERAGE ASSIGNMENT
Recording Date: August 5, 2002
Recording No: Book 0802, Page 1097, Instrument No. 548726, Official Records

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The County of Douglas
Purpose: For public roadway and reservation of easements rights and incidental purposes
Recording Date: July 8, 2002
Recording No: Book 0702, Page 02145, Instrument No. 546589, Official Records

16. Terms, provisions and conditions as contained in an instrument:

Entitled: Agreement
Executed By: Douglas County and Edgewood Commercial LLC, for Construction,
Maintenance and Use of Common Infrastructure
Recording Date: January 27, 2003
Recording No: Book 0103, Page 10250, Instrument No. 565050, Official Records

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document:

Reserved By: Douglas County
Purpose: For landscape purposes and incidental purposes
Recording Date: September 1, 2005
Recording No: Book 0905, Page 00227, Instrument No. 654041, Official Records

18. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map:

Recording Date: May 31, 2007
Recording No: 702136, Official Records

19. The effect of the Terms, provisions and conditions as contained in an instrument:

Entitled: Building Rental Agreement
By and Between: Lake Tahoe Visitors Authority, and Douglas County, Nevada
Recording Date: August 19, 2010
Recording No: 0768887, Official Records

The agreement affects the subject property however the herein named Grantor did not execute the Agreement.

20. Terms, provisions and easements as contained in an instrument:

Entitled: Access and Maintenance Agreement
By and Between: Edgewood Village, LLC, a Nevada limited liability company, and Barton Healthcare System, a California corporation
Recording Date: October 29, 2018
Recording No: 2018-921460, Official Records

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-401-042
 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'/Ind'l
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 4,700,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$ 4,700,000.00
 Real Property Transfer Tax Due \$ 18,330.00

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 [Signature] BRIAN RING Capacity MANAGER
SELLER'S MANAGER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: EDGEWOOD VILLAGE, LLC
 Address: P.O. BOX 12219
 City: ZEPHYR COVE
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: BARTON HEALTHCARE SYSTEM
 Address: 2170 SOUTH AVENUE
 City: SOUTH LAKE TAHOE
 State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Ticor Title of Nevada Inc. Escrow #: 02201889
 Address: 5441 KIETZKE LANE, SUITE 100
 City: RENO State: NV Zip: 89511

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318.23-401-042
 b) _____
 c) _____
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2. Type of Property:
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 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 4,700,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 4,700,000.00
 Real Property Transfer Tax Due \$ 18,380.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section N/A
 b. Explain Reason for Exemption: I

5. Partial Interest: Percentage being transferred: 100 %
 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 [Signature] Capacity CFD
 Signature _____ Capacity _____

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(REQUIRED)
 Print Name: EDGEWOOD VILLAGE, LLC
 Address: P.O. BOX 12219
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