

DOUGLAS COUNTY, NV **2022-987150**  
RPTT:\$15600.00 Rec:\$40.00  
\$15,640.00 Pgs=4 07/11/2022 12:15 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1319-30-310-021**

**RECORDING REQUESTED BY:**  
**Signature Title Company LLC**  
**212 Elks Point Road, Suite 445, P.O. Box 10297**  
**Zephyr Cove, NV 89448**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Scott James Weber and Carly Jensen Weber**  
**PO Box 1381**  
**Aspen, CO 81612**

**Escrow No.: ZC3398-JL**

RPTT \$15,600.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**1625 Black Bear Run LLC, a Nevada limited liability company**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Scott James Weber and Carly Jensen Weber, Husband and Wife as Joint Tenants with Right of Survivorship**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

1625 Black Bear Run LLC, a Nevada limited liability company

Jerzy Plaszowiecki  
By: Jerzy Plaszowiecki, Manager

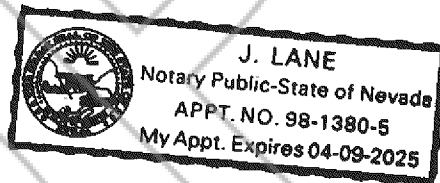
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 7-8-2022

by Jerzy Plaszowiecki

J. Lane (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

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

#### Parcel 1

All of Lot 8 of WHITEBARK TOWNHOUSES SUBDIVISION filed for record as Document No. 522371 and that portion of Lot 13 of said WHITEBARK TOWNHOUSES more particularly described as follows:

Beginning at a point which bears North 82°26'11" West 7.67 feet from the Southwest corner of said Lot 8; thence North 32°24'43" East 113.07 feet; thence along a curve concave to the Northeast with a radius of 317.50 feet, a central angle of 03°18'40", and an arc length of 18.35 feet, the chord of said curve bears South 30°06'45" East 18.34 feet; thence along a curve concave to the Northeast with a radius of 167.50 feet, a central angle of 08°26'37", and an arc length of 24.68 feet, the chord of said curve bears South 35°59'23" East 24.66; thence along a curve concave to the Southwest with a radius of 8834.99 feet, a central angle of 0°11'42", and an arc length of 30.05 feet, the chord of said curve South 41°49'27" East 30.05 feet; thence along a curve concave to the Northeast with a radius of 1418.88 feet, a central angle of 0°42'24", and an arc length of 17.50 feet, the chord of said curve bears South 42°13'26" East 17.50 feet; thence South 32°24'43" West 47.61 feet; thence along a curve concave to the South with a radius of 99.50 feet, a central angle of 05°38'18", and an arc length of 9.79 feet, the chord of said curve bears North 77°17'29" West 9.79 feet; thence North 80°06'38" West 69.94 feet; thence along a curve concave to the Southwest with a radius of 207.50 feet, a central angel of 03°23'05", and an arc length of 12.26 feet, the chord of said curve bears North 81°48'10" West 12.26 feet to the true point of beginning.

As set forth on the Record of Survey Boundary Line Adjustment for KDT Development Co., LLC & Heavenly Valley, LP and recorded on December 6, 2002 as document no. 559965 and re-recorded on April 30, 2002 as document no. 539491.

IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 6, 2002, BOOK 1202, PAGE 2644, AS FILE NO. 559964, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

#### Parcel 2

A fifty foot (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North 00°23'02" West 79.53 feet from the Southeast corner of said parcel; thence along the centerline North 33°00'00" East 90.10 feet to the beginning of a tangent curve to the right with a radius of 350 feet and a central angle of 8°55'00"; thence along said curve an arc length of 54.47 feet; thence North 41°55'00" East 258.25 feet to a point on the Westerly line of Quaking Aspen Lane.

**Parcel 3**

A fifty foot (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North  $00^{\circ}23'02''$  West 79.53 feet from the Southeast corner of said parcel, thence along the centerline South  $33^{\circ}00'00''$  West 9.90 feet to the beginning of a tangent curve to the left with a radius of 400 feet and a central angle of  $11^{\circ}28'23''$ ; thence along said curve an arc length of 80.10 feet to a point on the South line of said Pordon parcel.

IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WERE TAKEN FROM INSTRUMENT RECORDED JUNE 24, 1987, AS FILE NO. 156983, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA. (AFFECTS PARCELS 2 AND 3)

APN:1319-30-310-021

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1319-30-310-021
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$4,000,000.00  
 Transfer Tax Value \$4,000,000.00  
 Real Property Transfer Tax Due: \$15,600.00

**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 \_\_\_\_\_ Grantor  
 Signature [Signature] Grantee Agent

**SELLER (GRANTOR) INFORMATION**

**(Required)**

Print Name: 1625 Black Bear Run LLC, a Nevada limited liability company

Address: PO Box 3630  
Stateline, NV 89449

**BUYER (GRANTEE) INFORMATION**

**(Required)**

Print Name: Land Title Exchange Corporation as qualified intermediary for Carly Jensen Weber and Scott James Weber

Address: 5975 Greenwood Plaza Blvd  
Greenwood Village, CO 80111

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

Print Name: Signature Title Company LLC Escrow #: ZC3398-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**