DOUGLAS COUNTY, NV

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2022-987758

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

APN 1318-10416-012 616 Don Drive Zephyr Cove, NV 89448 (Receiving Parcel)

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Nevada Land Bank Nevada Division of State Lands 901 S. Stewart Street, Suite 5003 Carson City, Nevada 89701

Escrow No. 1760459 Stewart Title Company, Reno, NV

NOTICE OF TRANSFER, OPTION TO REPURCHASE AND RESTRICTIONS ON ASSIGNMENT OF COVERAGE

Notice is hereby given that the Nevada Division of State Lands ("Seller") has transferred 153 square feet of Class 1A, Restored Soft land coverage (hereafter "Coverage" as defined in Chapter 30 of the Code of Ordinances of the Tahoe Regional Planning Agency (hereinafter "TRPA"), to that certain real property (the "Receiving Parcel") belonging to the undersigned Buyer, more particularly described in Exhibit "A" attached hereto.

Seller has retained an Option to Repurchase any portion of the Coverage which remains unused on the Receiving Parcel at the end of two and one-half years from the date of approval by TRPA of a permit conditioned upon the transfer of the Coverage. The option term shall be for 180 days, commencing at the end of said two and one-half year period. Exercise of the option shall be by written notice from Seller to the Owner or the Owner's successor in interest.

The terms of the agreement regarding transfer of the Coverage are more particularly set forth in the "Purchase and Sale Agreement and Joint Escrow Instructions" dated July 12, 2022, executed by Seller and the Owner ("Agreement").

The Agreement provides, among other things, that the Coverage shall be used solely for the purpose of meeting, in whole or in part, the land coverage requirements of the TRPA permit for development of the Receiving Parcel; that the Owner shall not assign Owner's rights and obligations under the Agreement except to a transferee of the Receiving Parcel in connection with a conveyance of said parcel; and that no other party shall succeed to the Owner's rights under the Agreement who does not also succeed to Owner's rights and interest in the TRPA permit.

BUYERS: TRAVIS AND AYA COCKCROFT	
Ву:	Pate: 7/14/22
TRAVIS COCKCROFT	
STATE OF <u>Newada</u>) ss	
COUNTY OF Carson City)	/ /
On this 14^{th} day of 10^{t} , 20	77, before me, personally
appeared Travis Cockcroft personally known to me,	
satisfactory evidence) to be the person whose names	**************************************
instrument and acknowledged to me that he executed	The The Control of th
capacity, and that by his signature on the instrument the	· · ·
their behalf of which the person acted, executed the in	strument.
	~
Maria	LISSETTE GARCIA VELAZQUEZ
NOTÁRÝPŮBLIC	NOTARY PUBLIC STATE OF NEVADA
	No. 19-1285-3 My Appt. Exp. Jan. 29, 2023
	WIJIJJJJJJJJJJJJJJJJJJJJJJJJJJJ

By: AXA COCKCROFT	Date: 7/14/22
STATE OF <u>Nevida</u>)	\ \ .
COUNTY OF Carson (ity)	
On this day of appeared Aya Cockcroft personally known satisfactory evidence) to be the person who instrument and acknowledged to me that his/her/their authorized capacity, and that instrument the person, or the entity upon the executed the instrument.	ose name is subscribed to the within he/she/they executed the same in the his/her/their signature on the
NOTARY PUBLIC	LISSETTE GARCIA VELAZQUEZ NOTARY PUBLIC STATE OF NEVADA No. 19-1285-3 My Appt. Exp. Jan. 29, 2023

7/18/22 By: Administrator and State Lands Registrar STATE OF NEVADA **CARSON CITY** JULY , 2022, before me, personally day of On this appeared Charles Donohue personally known to me, (or proved 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 the entity upon their behalf of which the person acted, executed the instrument. PATRICK SMORRA Notary Public, State of Nevada **NOTARY PUBLIC** Appointment No. 21-0987-05

ly Appt. Expires Nov 27, 2025

SELLER: NEVADA DIVISION OF STATE LANDS

EXHIBIT "A"

(Legal Description of Receiving Parcel)

Lot 8, Block 5, of the Plat of Second Addition to Zephyr Heights Subdivision, according to the Map thereof, filed in the office of the Recorder of Douglas County, Nevada, on July 6, 1948, as Document No. 6530, Official Records.

