DOUGLAS COUNTY, NV RPTT:\$0.00 Rec:\$40.00

\$40.00

2022-988955 08/29/2022 08:09 AM

INCLINE LAW GROUP LLP

Pgs=3

APN: 1320-30-710-014

RECORDING REQUESTED BY:

Incline Law Group, LLP 264 Village Blvd Ste 104 Incline Village, NV 89451

AFTER RECORDING RETURN TO and SEND TAX STATEMENTS TO:
MACCABEE ENTERPRISES L.L.C.
400 N PARK AVE # 10B
BRECKINRIDGE, CO 80424

Affirmation Statement: I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

KAREN ELLISON, RECORDER E09

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That GREGORY P. COHEN, a single man for valuable consideration, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MACCABEE ENTERPRISES L.L.C., a Nevada limited liability company, all of Grantor's right, title, and interest in that real property situated in the County of Washoe, State of Nevada, particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO FOR LEGAL DESCRIPTION

TOGETHER with all and singular the tenements, hereditament and appurtenances thereunto belonging or in any way appertaining.

// // //

[SIGNATURES ON FOLLOWING PAGE]

GBS Deed-Page 1 of 3





STATE OF COLOVAD) ss.

This instrument was acknowledged before me on HUGUST, 2022, by

WITNESS my hand and official seal.

Signature Keleklee Hack

(Seal)

REBECCA JANE LEONARD NOTARY PUBLIC - STATE OF COLORADO Notary ID #20224028454 My Commission Expires 8/1/2026

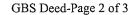




EXHIBIT 'A' LEGAL DESCRIPTION

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

PARCEL 1:

Unit 13, of the Planned Development Map (PD 03-005) for Minden Town Homes, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 2nd, 2004, as Document No. 603488.

PARCEL 2:

An undivided 1/31st interest in the common elements shown on the abovementioned Planned Development Map and as set forth in the Declaration of Covenants, Conditions and Restrictions for Minden Town Homes, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2024, in Book 204, Page 2633, Document No. 604005.

PARCEL 3:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel 1, described above, as shown on the abovementioned Planned Development Map and as set forth in the above mentioned Declaration and Amendment and Restated Declaration.

APN: 1320-30-710-014



STATE OF NEVADA DECLARATION OF VALUE

	Assessor F		mber (s)					\ \
	b)			_					\ \
	c)		_	_					\ \
	d)			_					\ \
2.	Type of Pro						FOR RECORDERS	OPTIONAL US	EONLY
	a) [Vacant La		9) []	Single Fam F 2-4 Plex	Res.	Notes:	1	
	c) (🗸 e) 🗀	Condo/Two Apt. Bidg.	inse	1)	Comm'l/Ind'l		OP AC	m7 OK	-4
	g) 🗀	Agricultura	!	й) <u>—</u>	Mobile Home	200			
	i) 🗀	Other		_	/		-	١.	
			_					1	
3.	Total Valu			•	- 10	-	0.00		
			closure (Only (value	of property)				
	Transfer Ta						0.00		
	Real Proper	rty Transf	er Tax D	ue:	1	\$ 0	0.00		
4.	If Exemption Claimed: #XX #9								
		a. Transfer Tax Exemption, per NRS 375.090, Section: 49.45 ** b. Explain Reason for Exemption:							
				ption: y with no co	neidoration				
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5.	Partial Inte	erest: Pe	rcentag	e being tr	ansferred:	100	0 %	_	
be pro	lief, and can b ovided herein.	e support Furthern	ed by doo	cumentation disallowanc	if called upoi e of any claim	n to:	best of their inform substantiate the in exemption, or othe ue plus interest at	formation r determinatio	on 1.
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	ty:	BRECKIN		00104	_ City:	_		90424	
St	ate:	CO	Zip:	80424	State	•	CO Zip:	80424	
COMPANY/PERSON REQUESTING RECORDING									
					KECOKD	NG	ļ		
-	REQUIRED IF NO	THE SELL Incline La					Escrow#		
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C.	ty: Incline V	mage	-		State:	140	/Zip:	03401	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)