

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)

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.

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[SIGNATURES ON FOLLOWING PAGE]

Grantor

Gregory P. Cohen
Gregory P. Cohen

STATE OF Colorado)
COUNTY OF Summit) ss.

This instrument was acknowledged before me on August, 2022, by
Gregory P. COHEN.

WITNESS my hand and official seal.

Signature Rebecca Leonard (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.

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-30-710-014
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" 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 |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>OP Abmt OK - P</u>
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3. Total Value/Sales Price of Property:

	\$ 0.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: XXX #9
- b. Explain Reason for Exemption: Transfer to wholly owned entity with no consideration.

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 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 Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Gregory P. Cohen</u>	Print Name: <u>MACCABEE ENTERPRISES L.L.C.</u>
Address: <u>400 N PARK AVE # 10B</u>	Address: <u>400 N PARK AVE # 10B</u>
City: <u>BRECKINRIDGE</u>	City: <u>BRECKINRIDGE</u>
State: <u>CO</u> Zip: <u>80424</u>	State: <u>CO</u> Zip: <u>80424</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Incline Law Group, LLP Escrow # _____
 Address: 264 Village Blvd Ste 104
 City: Incline Village State: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)