

DOUGLAS COUNTY, NV **2022-990814**
RPTT:\$50700.00 Rec:\$40.00
\$50,740.00 Pgs=3 **10/14/2022 09:33 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1418-27-210-013
R.P.T.T.: \$50,700.00
Escrow No.: 22030901-LS
When Recorded Return To:
SEB 2019 Revocable Trust
30 Amador Ave
Atherton, CA 94027

Mail Tax Statements to:
SEB 2019 Revocable Trust
30 Amador Ave
Atherton, CA 94027

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James Edward Wetterling, Jr. and Dawn Schwimmer Wetterling, Co-Trustees of The Jim and Dawn Wetterling Family Trust, dated June 4, 2004, who erroneously acquired title as James Edward Wetterling, Jr. and Dawn Swimmer Wetterling, Co-Trustees of the The Jim and Dawn Wetterling Family Trust, dated June 4, 2004

do(es) hereby Grant, Bargain, Sell and Convey to

Sandra Bergeron, Trustee of the SEB 2019 Revocable Trust

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 7th day of October, 2022.

The Jim and Dawn Wetterling Family Trust, dated June 4, 2004

BY: [Signature]
James Edward Wetterling, Jr.
Co-Trustee

BY: [Signature]
Dawn Schwimmer Wetterling
Co-Trustee

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on this 7th day of October, 2022, by James Edward Wetterling, Jr., as Co-Trustee and Dawn Schwimmer Wetterling, as Co-Trustee of The Jim and Dawn Wetterling Family Trust, dated June 4, 2004.

[Signature]
Notary Public

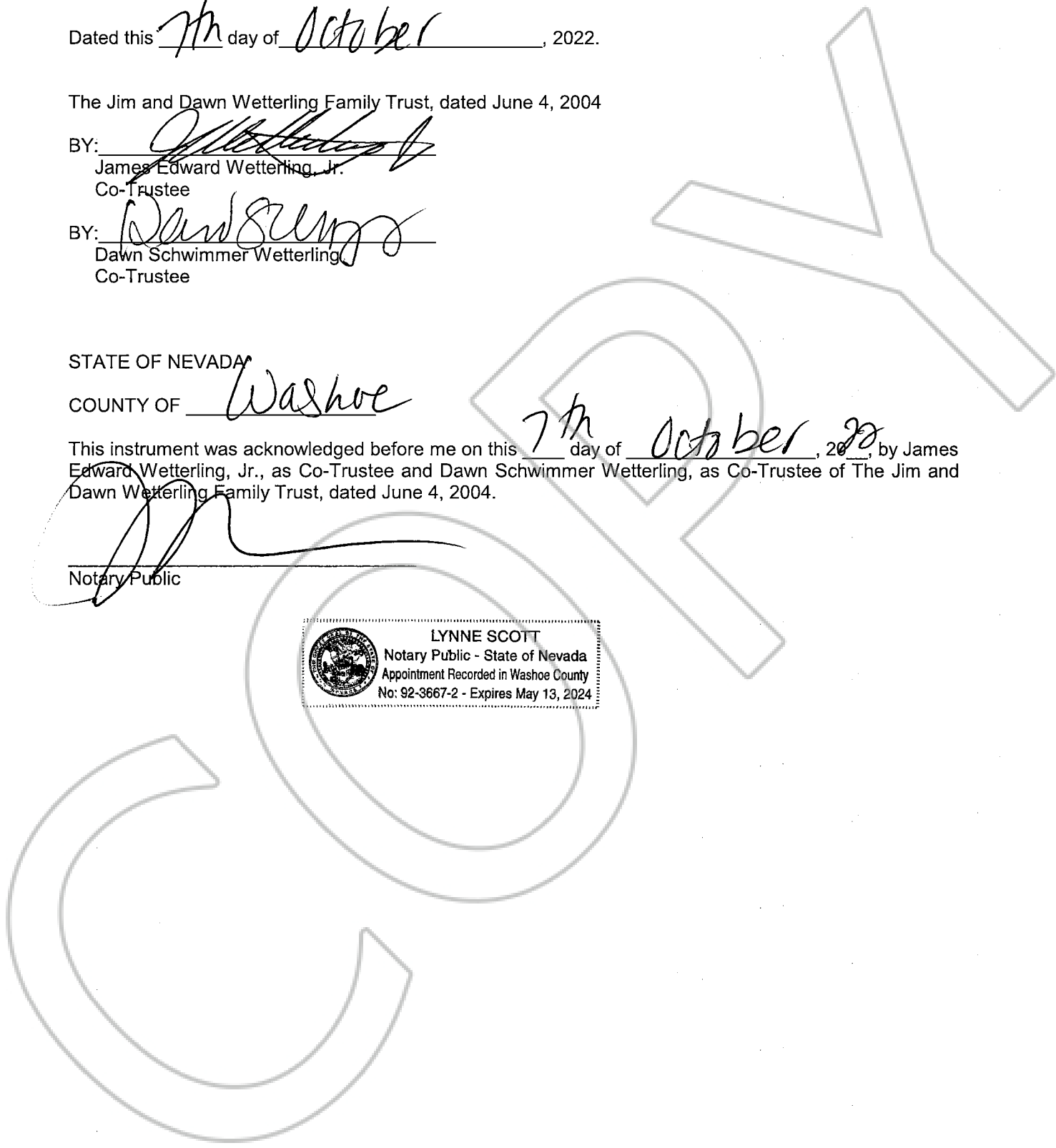
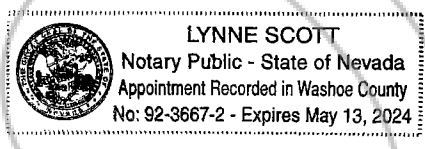


EXHIBIT A

PARCEL 1:

The Southerly 25 feet of Lot 10, all of Lot 11 and the Northerly 25 feet of Lot 12, of Subdivision No. 1, Caverock Cove, Ltd., Tract, according to the Official Map thereof, approved by the Board of County Commissioners of Douglas County, Nevada on August 5, 1936 and filed in the office of the Recorder of Douglas County, Nevada on the 26th day of September, 1936.

PARCEL 2:

Those strips of land lying between the Northwesterly end line of each lots, or portion of Lot, described in Parcel 1, described above, and the Low Water Line of Lake Tahoe, and lying between the side lines of each said lots, or portion of lots, extended to the Low Water Line of Lake Tahoe, excepting therefrom any portions of the above described parcel lying below the Low Water Line of Lake Tahoe.

PARCEL 3:

A non-exclusive easement for roadway and utility purposes over, under and across a parcel of land lying wholly within the Northwest 1/4 of Section 27, Township 14 North, Range 18 East, M.D.B.&M., being a portion of Pittman Terrace abandoned by instrument recorded February 27, 1946, in Book D of Miscellaneous Records, Page 321, Douglas County, Nevada Records as delineated on the Map of Caverock Cove, LTD. Tract filed in the office of the County Recorder of Douglas County, Nevada, on September 26, 1936, as Document No. 3331, Lying Easterly of the herein-above described Parcel 1, more particularly described as follows:

All that portion of Pittman Terrace running Southwesterly from the line connecting the Southwest corner of Lot 23, with the angle front of road lying on the East line of Lot 11, to the South boundary of said Subdivision, being a length of road approximately 279 feet long and 30 feet wide.

Except therefrom all that portion of said land conveyed to Tahoe-Douglas District, in Deed recorded August 14, 1974, in Book 874 of Official Records at Page 428, as Document No. 74758.

NOTE: The above legal description previously appeared in Grant, Bargain and Sale Deed recorded April 24, 2014, in Book 414, Page 4806, as Document No. 841507, Official Records, Douglas County, Nevada.

APN: 1418-27-210-013

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-27-210-013
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$13,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$13,000,000.00
 d. Real Property Transfer Tax Due: \$50,700.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 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
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James Edward Wetterling, Jr. and Dawn Swimmer Wetterling, Co-Trustees of The Jim and Dawn Wetterling Family Trust,
 Print Name: dated June 4, 2004
 Address: 16 Wild Ridge Ct.
 City: Las Vegas
 State: NV Zip: 89135

Sandra Bergeron, Trustee of the SEB 2019 Revocable Trust
 Print Name: 2019 Revocable Trust
 Address: 30 Amador Ave.
 City: Atherton
 State: CA Zip: 94027

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22030901-LS
 Address: 500 Damonte Ranch Pkwy, Ste 820
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED