

APN: 1318-09-810-110
 R.P.T.T.: \$0.00
 Escrow No.: P-22031248-DR
 When Recorded Return To:
 The ML Wade Family Trust dated
 September 12, 2013
 P.O. Box 11358
 Bakersfield, CA 93389

Mail Tax Statements to:
 The ML Wade Family Trust dated
 September 12, 2013
 P.O. Box 11358
 Bakersfield, CA 93389

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Matthew P. Wade and Lindi J. Wade, Trustees of The ML Wade Family Trust dated September 12, 2013

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

Wade Investment Company II, LLC, A Delaware Limited Liability Company

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

A Parcel of land located within a portion of Section 9, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, described as follows:

A portion of Lots 6 and 7, of Block C, as shown on that certain Amended Map of Subdivision No. 2, of Zephyr Cove Properties, Inc., recorded August 5, 1929, as File No. 267, Official Records of Douglas County, Nevada, along with, per NRS 321.595, that portion of land extending lakeward to the boundary of the bed of Lake Tahoe, defined as being at the elevation of 6223 feet, Lake Tahoe Datum, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 7, Block C, said corner being on the Westerly right-of-way line of Lake Shore Blvd.;

thence along said Westerly right-of-way line, South 36°22'35: East, 58.52 feet;
 thence leaving said Westerly right-of-way line, on an existing rock wall, the following courses:

South 29°27'58" West, 1290 feet;
 South 19°39'36" West, 9.65 feet;
 South 30°30'34" West, 51.10 feet;
 North 66°18'16" West, 10.34 feet;
 South 28°36'51" West, 23.06 feet;
 South 03°28'32" East, 6.82 feet;
 South 42°42'57" West, 25.86 Feet;

thence leaving said rock wall, South 38°08'03" West, 55.65 feet;
 thence South 30°16'09" East, 9.64 feet;

thence South 59°43'51" Westm 6.79 feet, more or less, to a point on the approximate Low Water Line of Lake Tahoe, at an elevation of 6223 feet, Lake Tahoe Datum;
thence along said approximate Low Water Line, North 45°47'09" West, 62.55 feet to the point of intersection of said approximate Low Water Line with the Southwesterly prolongation of the Westerly line of said Lot 7;
thence along said prolonged line, North 34°51'48" East, 203.52 feet to THE POINT OF BEGINNING.

The basis of bearing of this description is North 84°45'00" West along the Southerly right-of-way line of Lake Shore Blvd., as shown on that certain Amended Map of Subdivision No. 2, of Zephyr Cove Properties, Inc., recorded August 5, 1929, as File No. 267, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on April 7, 2006, as Document No. 672391, Official Records.

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

Dated this 14 day of October, 2022.

The ML Wade Family Trust dated September 12, 2013

BY: [Signature]
Matthew P. Wade
Trustee

BY: [Signature]
Lindi J. Wade
Trustee

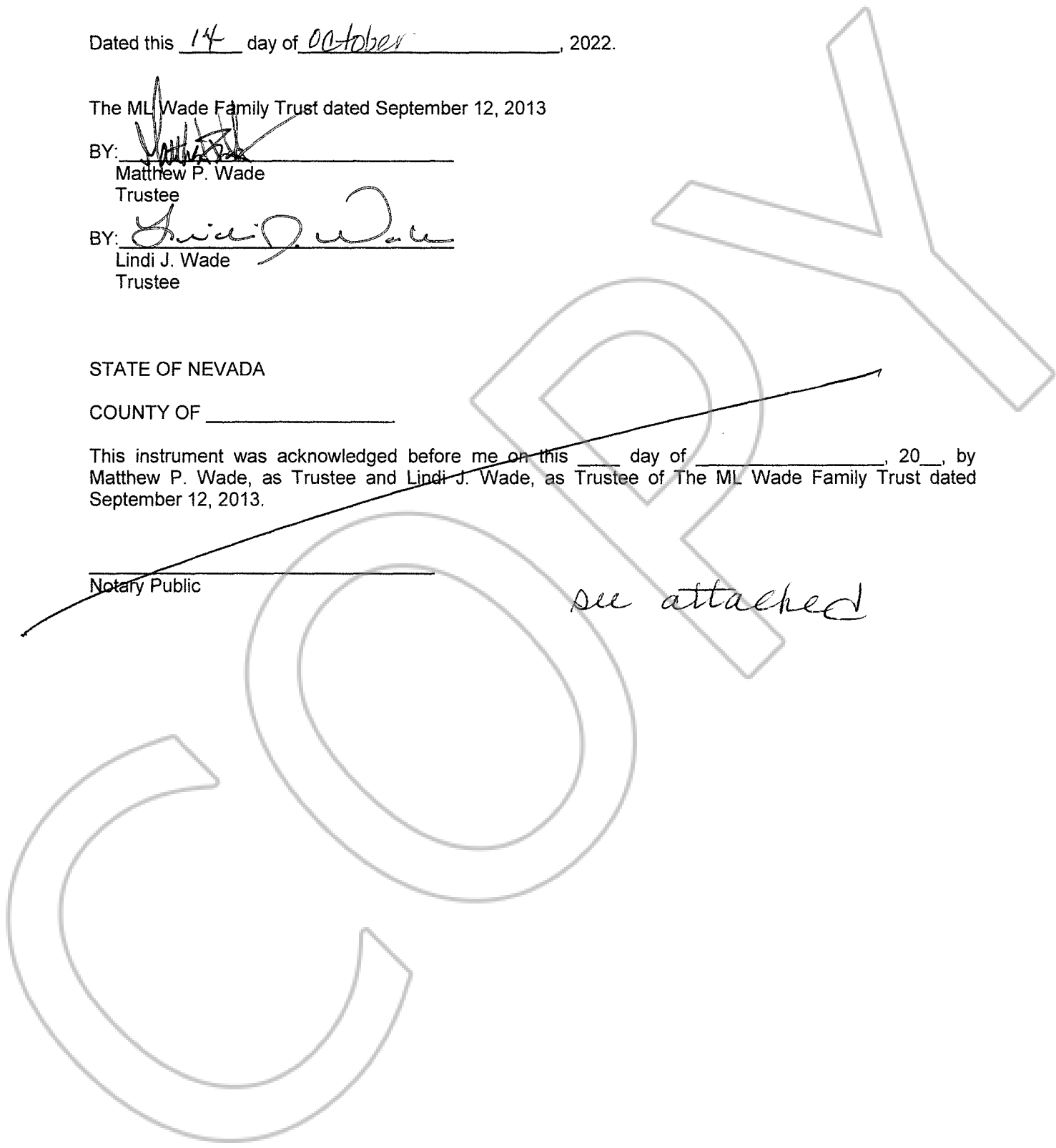
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20__, by Matthew P. Wade, as Trustee and Lindi J. Wade, as Trustee of The ML Wade Family Trust dated September 12, 2013.

Notary Public

see attached



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

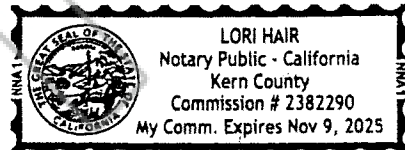
State of California
County of Kern)

On October 14, 2022 before me, Lori Hair, Notary Public
(insert name and title of the officer)

personally appeared Matthew P. Wade,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lori Hair (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern

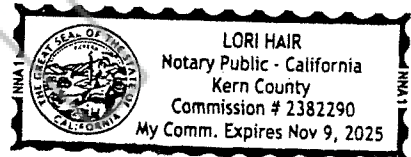
On October 14, 2020 before me, Lori Hair, Notary Public
(insert name and title of the officer)

personally appeared Rendi J. Wade,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lori Hair (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-09-810-110
 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: Verified Trust - js
 Notes: _____

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

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: From Trust without considerations
 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 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] AND [Signature] Capacity: Grantor
 Signature: [Signature] AND [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Matthew P. Wade and Lindi J. Wade</u>	Print Name: <u>Wade Investment Company II, LLC</u>
Address: <u>Dated September 12, 2013</u>	Address: <u>P.O. Box 11358</u>
City: <u>P.O. Box 11358</u>	City: <u>Bakersfield</u>
State: <u>Bakersfield</u>	State: <u>CA</u> Zip: <u>93389</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: P-22031248-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703