

DOUGLAS COUNTY, NV

2023-1000493

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/15/2023 09:56 AM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

E05

A.P.N.: 1318-22-311-004

RECORDING REQUESTED BY:

Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Lezlie Lowe
3621 Twin Lakes Way
Plano, TX 75093

Escrow No.: ZC3618-JL

RPTT \$12,909.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

David Bennett Atkinson II, a married man and spouse of the grantee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Lezlie Lowe, A Married Woman as her Sole and Separate Property

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

GRANT, BARBON, SALE NEED

[Handwritten Signature]

David Bennett Atkinson II

STATE OF
COUNTY OF

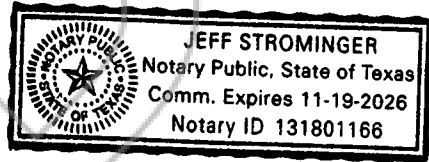
TEXAS
COLLIN

} ss:

This instrument was acknowledged before me on August 31, 2023

by DAVID BENNETT II ATKINSON

[Handwritten Signature]
Notary Public (seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Unit 104 as shown on the Map of Final Condominium Subdivision Map LDA 17-020 of Tahoe Beach Club-Phase 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 2019, as Instrument No. 2019-929414 and as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restriction of Easements for Tahoe Beach Club Condominiums recorded June 19, 2019, as Instrument No. 2019-930614 in the office of the Douglas County Recorder.

Parcel 2:

An undivided fractional interest in the common areas as set forth in that Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Tahoe Beach Club Condominiums recorded June 19, 2019 as Instrument No. 2019-930614 in the office of the Douglas County Recorder.

Parcel 3:

The exclusive right and easement of enjoyment in and to the Limited Common Elements appurtenant to the unit to which they are allocated, as set forth in that Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Tahoe Beach Club Condominium recorded June 19, 2019, as Instrument No. 2019-930614 in the office of the Douglas County Recorder.

Parcel 4:

A non-exclusive easement for ingress and egress over the general common area as set forth in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for the Tahoe Beach Club Condominium recorded June 19, 2019, as Instrument No. 2019-930614 in the office of the Douglas County Recorder

Parcel 5:

A non-exclusive Easement for ingress and egress recorded November 7, 2018 in a reciprocal access easement agreement in Book N/A as Instrument No. 2018-921866 in the office of the Douglas County Recorder.

Parcel 6:

A non-exclusive easement for ingress and egress to the beach area, and for passive and active beach recreation, recorded June 19, 2019 in a beach use and access agreement as Instrument 2019-930632 in the office of the Douglas County Recorder.
APN: 1318-22-311-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-22-311-004
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land b) Single Fam. Res.
- c) Condo/Twnhse d) 2-4 Plex
- e) Apt. Bldg f) Comm'/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section #5
- b. Explain Reason for Exemption: Transfer between spouses at zero consideration _____

5. Partial Interest: Percentage being transferred: _____ %

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 that 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  Grantor _____

Signature  Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: David Bennett Atkinson II
Address: 3621 Twin Lakes Way
Plano TX 75093

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Lezlie Lowe
Address: 3621 Twin Lakes Way
Plano, TX 75093

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

Print Name: Signature Title Company LLC Escrow #: ZC3618-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED