



SHAWNYNE GARREN, RECORDER

APN's: 1318-10-310-002 and 1318-10-310-086

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Jennifer Quashnick
GORDON CONSULTING, INC.
P.O. Box 4470
Stateline, Nevada 89449-4470

SEND TAX STATEMENTS TO:

746 Lincoln Highway, LLC
P.O. Box 1651
Zephyr Cove, Nevada 89448
(As to APN 1318-10-310-002)

Zephyr Cove Property Owners Association
c/o Bret Goodman
P.O. Box 454
Zephyr Cove, Nevada 89448
(As to APN 1318-10-310-086)

QUITCLAIM DEED FOR BOUNDARY LINE ADJUSTMENT

THIS INDENTURE is made as of the 26th day of Oct., 2023, by and between ZEPHYR COVE PROPERTY OWNERS ASSOCIATION, a Nevada non-profit corporation ("ZCPOA"), and 746 LINCOLN HIGHWAY, LLC, a Nevada limited liability company ("746 LINCOLN").

WITNESSETH

ZCPOA and 746 LINCOLN are the owners of adjacent and abutting parcels of land situated in the State of Nevada, County of Douglas, ZCPOA being the owner of that certain real property described as "ORIGINAL BEACH AREA" in Exhibit "A" attached hereto and incorporated herein ("Original Beach Area"). 746 LINCOLN is the owner of that certain real property described as "LOT 2, BLOCK A ORIGINAL DESCRIPTION" in Exhibit "B" attached hereto and incorporated herein ("Original Lot 2, Block A"). For good and valuable consideration, the parties do by these presents agree to adjust the boundary line between said parcels pursuant to NRS 278.461(5)(c), which will not result in the creation of any additional parcels.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, ZCPOA does hereby QUITCLAIM AND CONVEY, to 746 LINCOLN HIGHWAY, LLC, a Nevada limited liability company and to its heirs, successors and assigns, the portion of the Original Beach Area described as "TRANSFER DESCRIPTION" in Exhibit

"C" attached hereto and incorporated herein, together with the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereto, all of which shall be subject to the Covenant Running with the Land recorded in the Official Records of Douglas County, State of Nevada on November 29, 1982, as Document No. 73525, Book 1182, Pages 1262 through 1265, as shown in Exhibit "D" attached hereto. The parcel resulting from the adjustment of Original Beach Area is described in Exhibit "E" attached hereto and incorporated herein, and shall be referred to herein as "BEACH AREA RESULTANT DESCRIPTION." The parcel resulting from the adjustment of Original Lot 2, Block A is described in Exhibit "F" attached hereto and incorporated herein, and shall be referred to herein as "LOT 2, BLOCK A RESULTANT DESCRIPTION."

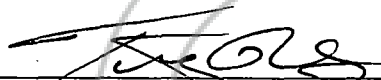
AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned do hereby affirm that the preceding document does not contain the social security number of any person.

IN WITNESS WHEREOF, the parties have caused these presents to be executed effective on the day and year first above written.

"ZCPOA"

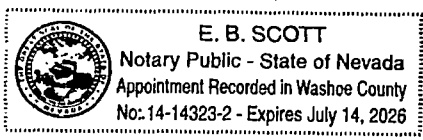
ZEPHYR COVE PROPERTY OWNERS ASSOCIATION,
a Nevada non-profit corporation

By: 
Timothy Riley, Vice-President

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 26 2023, by TIMOTHY RILEY, as Vice-President of Zephyr Cove Property Owners Association, a Nevada non-profit corporation.


Notary Public



"746 LINCOLN"

746 LINCOLN HIGHWAY, LLC,
a Nevada limited liability company

By: [Signature]
Bret Goodman, Manager

By: [Signature]
Janene Snedeker Goodman, Manager

STATE OF NEVADA) CA)
) :SS.
COUNTY OF DOUGLAS) EL Dorado

This instrument was acknowledged before me on 10-27-, 2023 by
Bret Goodman, as Manager of 746 LINCOLN HIGHWAY, LLC, a Nevada limited liability
company.

Kevin A. Samuelsen
(Signature of Notarial Officer)

STATE OF NEVADA) CA)
) :SS.
COUNTY OF DOUGLAS) EL Dorado

This instrument was acknowledged before me on 10-27-, 2023, by
Janene Snedeker Goodman, as Manager of 746 LINCOLN HIGHWAY, LLC, a Nevada
limited liability company.

Kevin A. Samuelsen
(Signature of Notarial Officer)

10/27/23
SEE
ATTACHED (2)
NOTARY

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State Of California)
County of El Dorado)

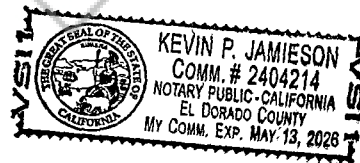
On 10-27-23 before me, KEVIN P. JAMIESON, Notary Public,
personally appeared Bret Goodman,

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.

Kevin P. Jamieson
Signature of Notary Public



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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State Of California)
County of El Dorado)

On 8-27-2023 before me, KEVIN P. JAMIESON, Notary Public,
personally appeared JANENE SWEDEKER Goodman,

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.

Kevin P. Jamieson
Signature of Notary Public

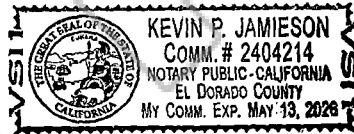


EXHIBIT "A"

ORIGINAL BEACH AREA

All that Parcel of land described as Exhibit "E" in that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018 as Document Number 2018-923016.

APN: 1318-10-310-086

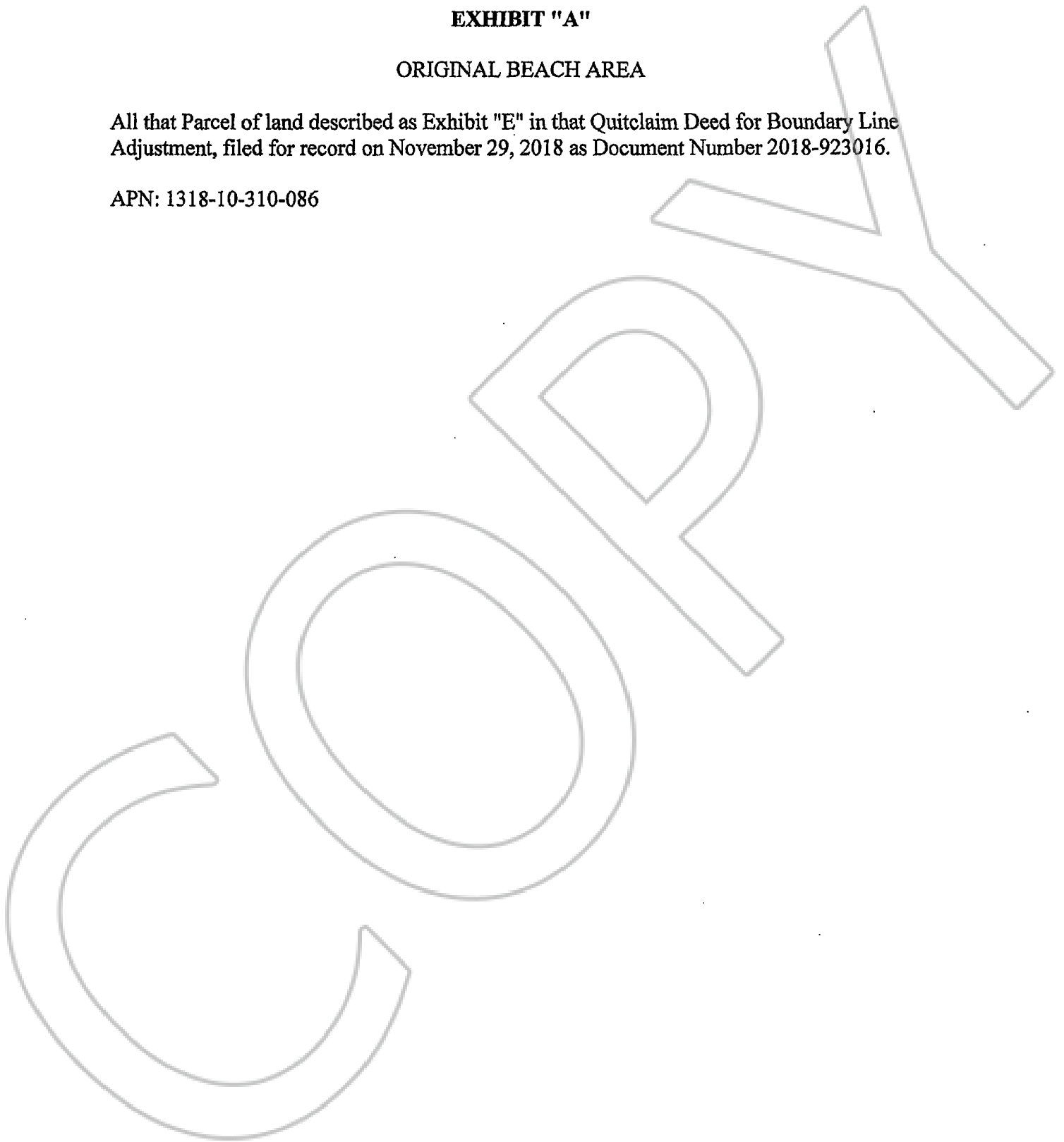


EXHIBIT "E"
ADJUSTED PARCEL 1
BEACH AREA RESULTANT
DESCRIPTION

August 30, 2018
12129

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

All that portion of the Southwest ¼ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that Parcel of land described in that Quitclaim Deed filed for record on April 1st, 2010 as document number 0761399.

Excepting there from all that portion of the Southwest ¼ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

Beginning at the Northwest corner of Lot 7, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;

thence North 06° 44' 00" East 38.39 feet, more or less, to a point on the Southerly Face of a boulder and rock wall;

thence along said Southerly Face the following twelve(12) courses:

South 47°21'03" East 20.45 feet;
South 75°41'40" East 30.57 feet;
South 15°43'38" East 7.57 feet;
North 89°13'35" East 21.81 feet;
South 89°13'24" East 24.00 feet;
North 84°05'27" East 17.22 feet;
North 75°55'38" East 28.36 feet;
North 75°55'31" East 47.84 feet;
North 72°19'01" East 9.06 feet;
North 68°44'53" East 17.61 feet;
North 68°44'42" East 25.45 feet;
North 65°55'47" East 47.05 feet;

thence leaving said Southerly Face of boulder and rock wall South 28°32'00" East 15.98 feet to the Northeast corner of Lot 4, Block F, as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;

thence along said Block F South 67°53'00" West 75.00 feet;

thence South 70°44'00" West 150.00 feet;

thence North 72°38'00" West 80.00 feet to the Point of Beginning.

The Basis of Bearing for this description is that Record of Survey, filed for record on January 16, 1991 as Document Number 242996.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

EXHIBIT "B"

ORIGINAL LOT 2, BLOCK A

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

Lot 2, in Block A, of ZEPHYR COVE PROPERTY, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "AMENDED MAP OF ZEPHYR COVE PROPERTIES", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

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

APN: 1318-10-310-002

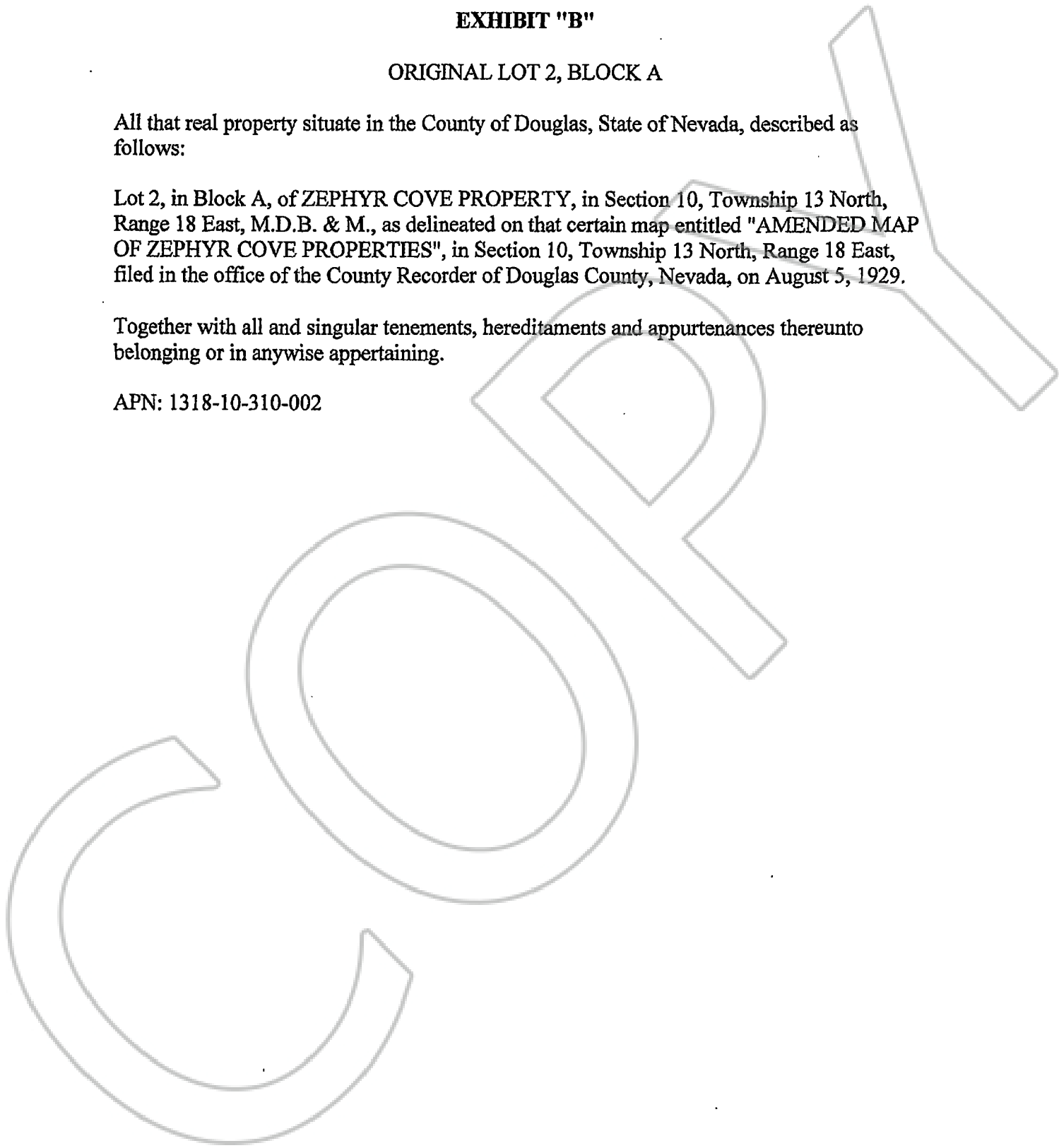
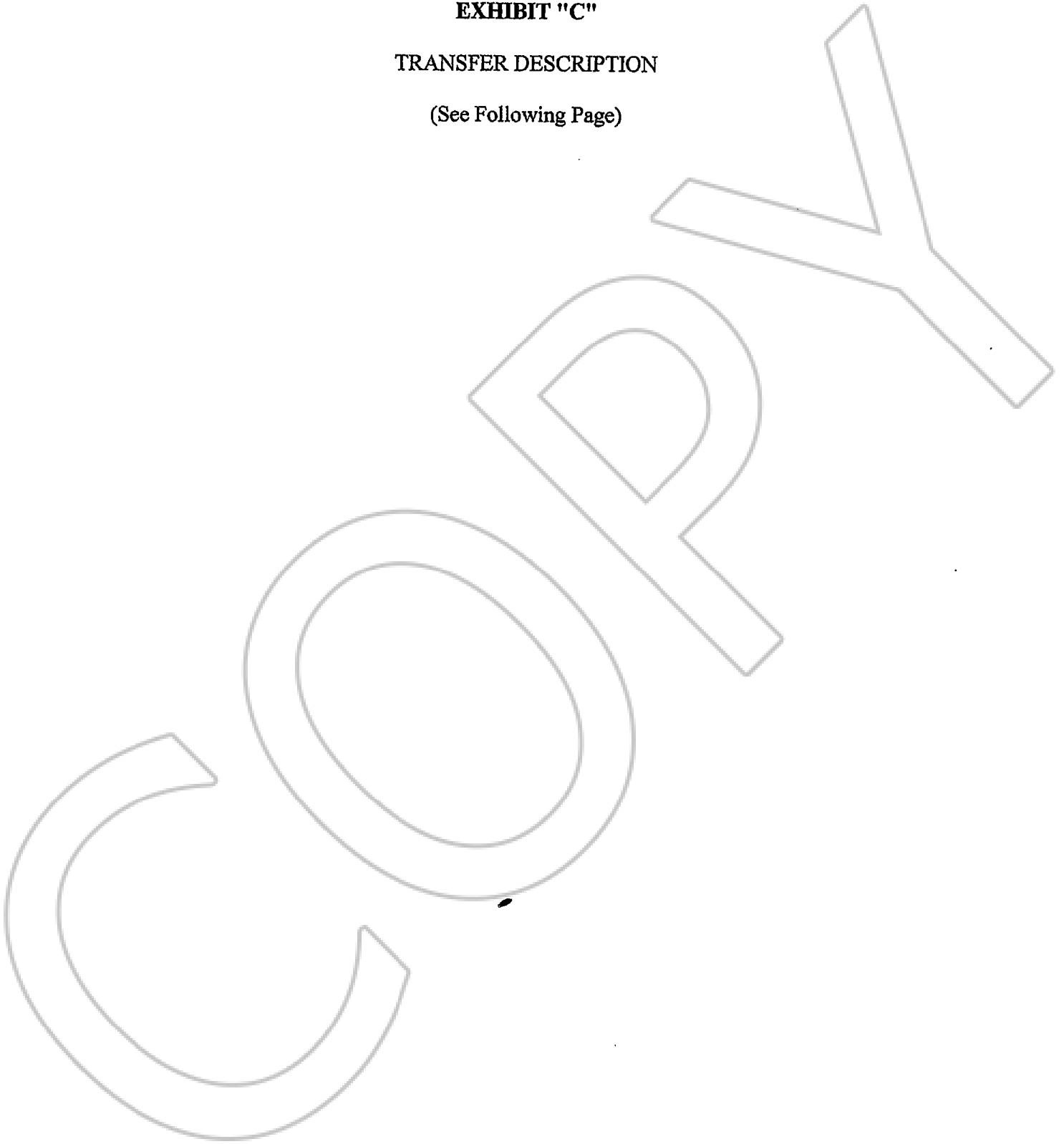


EXHIBIT "C"

TRANSFER DESCRIPTION

(See Following Page)



October 9, 2023
21147

TRANSFER DESCRIPTION

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

All that portion of the Southwest $\frac{1}{4}$ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that portion of that Parcel of land described "Beach Area Resultant Description" in that Quitclaim Deed for Boundary Line Adjustment, filed for record on October 6, 2023 as Document Number 2023-1001262, being more particularly described as follows:

Beginning at the West most corner of Lot 2, Block A as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;

thence North $61^{\circ}26'49''$ West 20.30 feet to a point on the Southerly Face of a Concrete Retaining Wall;

thence along said Southerly Face of a Concrete Retaining Wall North $42^{\circ}34'56''$ East 44.60 feet;

thence leaving said Southerly Face of a Concrete Retaining Wall South $70^{\circ}30'56''$ East 25.88 feet to the North most corner of said Lot 2, Block A,

thence along said Lot 2, Block A South $47^{\circ}18'00''$ West 50.00 feet to the Point of Beginning.

Containing 1,011 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey for Gary Richert, filed for record on September 14, 1995 as Document Number 370371.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

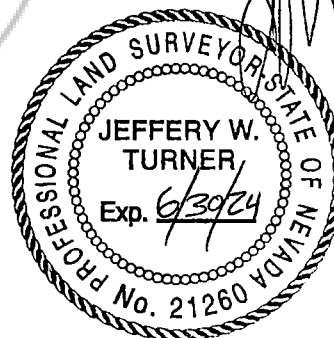
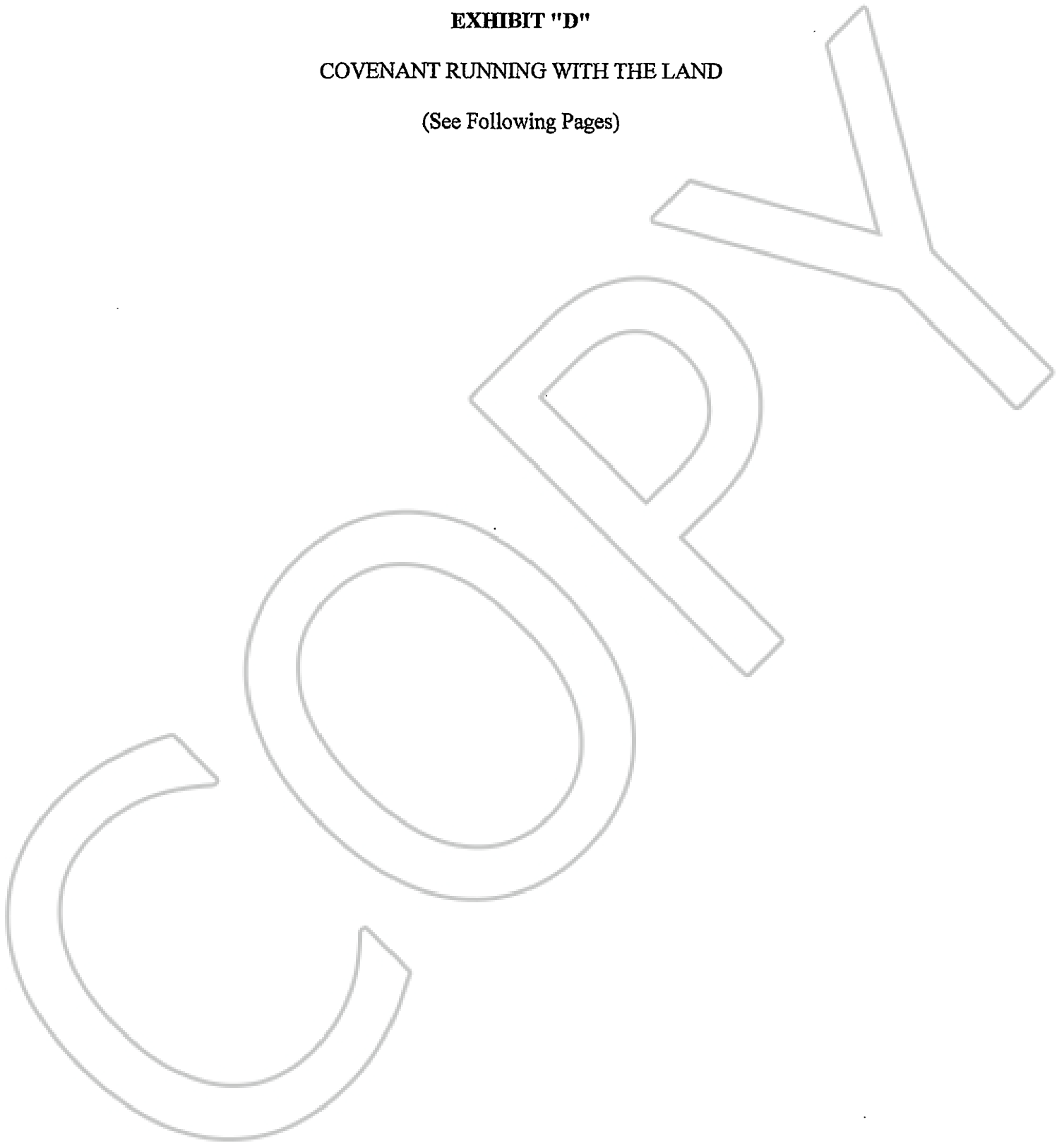


EXHIBIT "D"

COVENANT RUNNING WITH THE LAND

(See Following Pages)



77

COVENANT RUNNING WITH THE LAND

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This covenant made this 1st day of November, 1982, by and between ZEPHYR COVE PROPERTIES, INC., and ZEPHYR PROPERTY OWNERS' ASSOCIATION, INC., a Nevada non-profit corporation.

WHEREAS, ZEPHYR COVE PROPERTIES, INC., is the owner of certain real property hereinafter described, and

WHEREAS, ZEPHYR COVE PROPERTIES, INC., is desirous of donating said property to ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC. subject to the conditions as hereinafter set forth, and

WHEREAS, ZEPHYR COVE OWNERS' ASSOCIATION, INC. is desirous of receiving said property subject to the conditions as hereinafter set forth,

NOW, THEREFORE, IT IS HEREBY AGREED, between the parties as follows:

1. Transfer of Property: By quitclaim deed executed herewith ZEPHYR COVE PROPERTIES, INC., shall quitclaim the following described property to ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC.:

The beach area at Zephyr Cove in front of Lots 1-A through Lot 11, and to the low water mark, as delineated on that certain map entitled "Amended Map of Zephyr Cove Property in Section 10, T.13 N., R. 18 E." filed for record on August 5, 1929 in the Office of the County Recorder, Douglas County, State of Nevada.

2. In consideration for acceptance of the quitclaim deed ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC., hereby agrees that such properties shall remain continuously open for use by:

a. Property owners and/or residents of ZEPHYR COVE PROPERTY OWNERS' ASSOCIATION, INC..

LAW OFFICES OF
F. THOMAS ECK, III
777 EAST WILLIAM STREET
SUITE 206
CARSON CITY, NEVADA 89701
(702) 883-6440

73825
1182-1262

1 b. Future owners and/or residents of any property
2 owned by ZEPHYR COVE PROPERTIES, INC.

3 c. The individual relatives and heirs of
4 members of ZEPHYR COVE PROPERTIES, INC. to wit,
5 JAMES A. HARVEY, SAMUEL S. HARVEY, JOHN F. HARVEY,
6 ELIZABETH BLAICKIE, LESLIE H. WHITTEMORE and
7 MARGARET JONES.

8 3. Reversionary Interest: ZEPHYR COVE
9 PROPERTIES, INC., hereby retains a reversionary interest in
10 the aforescribed property to the extent that said property
11 is to be used exclusively for the enjoyment and recreational
12 activities of property owners and members of ZEPHYR COVE
13 PROPERTIES, INC. In the event said property is used for
14 other purpose, including but not limited to commercial or
15 business activities without the prior written approval of
16 three-fourths majority of ZEPHYR COVE PROPERTIES, INC.
17 shareholders, said property shall revert to ZEPHYR COVE
18 PROPERTIES, INC. It is hereby understood that this property
19 shall without being subject to the reversionary clause be
20 available for slips or other docking facilities for use of
21 property owners and members of ZEPHYR COVE PROPERTIES, INC.,
22 in such locations as are designated in Zephyr Cove Tract Map
23 entitled "Amended Map of Zephyr Cove Properties filed on
24 August 25, 1929".

25 4. Association Membership: As additional
26 consideration for the transfer of the property as
27 aforesated, the following shareholders of ZEPHYR COVE
28 PROPERTIES, INC., shall be given free membership in the
29 Association for the period of 25 years: JAMES A. HARVEY,
30 SAMUEL S. HARVEY, JOHN F. HARVEY, ELIZABETH H. BLAIKE,
31 LESLIE H. WHITTEMORE and MARGARET S. JONES. At the
32 expiration of said 25 year period memberships shall be

1 renewable upon paying any annual dues that may be assessed
2 other members of the association. In the event any
3 properties of the aforementioned individuals are sold, free
4 membership of the particular property sold shall terminate.
5 5. Attorney's Fees: ZEPHYR COVE PROPERTY
6 OWNERS' ASSOCIATION, INC., agrees to pay all attorney's fees
7 in connection with the preparation of this agreement, the
8 quitclaim deed and other documentation necessary to effect a
9 transfer of the property in accordance with intent of the
10 parties.

11 ZEPHYR COVE PROPERTIES, INC.

12
13 By John J. Harvey
14 President

15 JOHN HARVEY

16 Attested:

17
18 Elizabeth H. Harris
19 Secretary

20 ZEPHYR COVE PROPERTY OWNERS'
21 ASSOCIATION, INC.

22 By Rose Swickard
23 VICE PRESIDENT
ROSE SWICKARD

STATE OF NEVADA.

County of Washoe

on November 20th, 1982

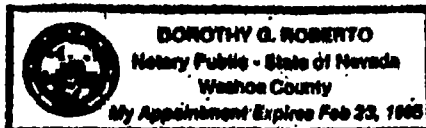
DATE

a Notary Public, John J. Harvey

who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed my official stamp at my office
in the County of Washoe
the day and year in this certificate first above written.

Dorothy G. Roberto
Notary Public



73525

LIBER 1182 PAGE 1264

STATE OF NEVADA.

County of Douglas

On 15 November 1982 personally appeared before me,
a Notary Public (or Judge or other officer, as the case may be),
Ross Swickard
who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed my official stamp at my office
in the County of Douglas
the day and year in this certificate first above written.

Ingeborg M. White
Signature of Notary



CARLISLE'S FORM NO. 36 N (ACKNOWLEDGMENT GENERAL)—A-03167

REQUESTED BY
Margaret Jones
OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$ 7.00 fee
1982 NOV 29 AM 9:49

SUZANNE BEAUDREAU
RECORDER
Suzanne Beaudreau
Dep

73525
CIDER 1182 PAGE 1265

EXHIBIT "E"

BEACH AREA RESULTANT DESCRIPTION

(See Following Page)



October 20, 2023
21147

BEACH AREA RESULTANT DESCRIPTION

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

All that portion of the Southwest $\frac{1}{4}$ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that Parcel of land described as "Beach Area Resultant Description" in that Quitclaim Deed for Boundary Line Adjustment, filed for record on October 6, 2023 as Document Number 2023-1001262,

Excepting therefrom all that portion of the Southwest $\frac{1}{4}$ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

Beginning at the West most corner of Lot 2, Block A as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;

thence North $61^{\circ}26'49''$ West 20.30 feet to a point on the Southerly Face of a Concrete Retaining Wall;

thence along said Southerly Face of a Concrete Retaining Wall North $42^{\circ}34'56''$ East 44.60 feet;

thence leaving said Southerly Face of a Concrete Retaining Wall South $70^{\circ}30'56''$ East 25.88 feet to the North most corner of said Lot 2, Block A,

thence along said Lot 2, Block A South $47^{\circ}18'00''$ West 50.00 feet to the Point of Beginning.

The Basis of Bearing for this description is that Record of Survey for Gary Richert, filed for record on September 14, 1995 as Document Number 370371.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

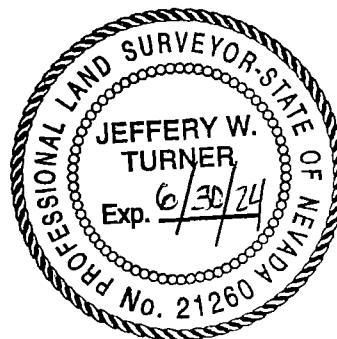
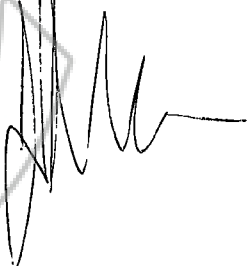
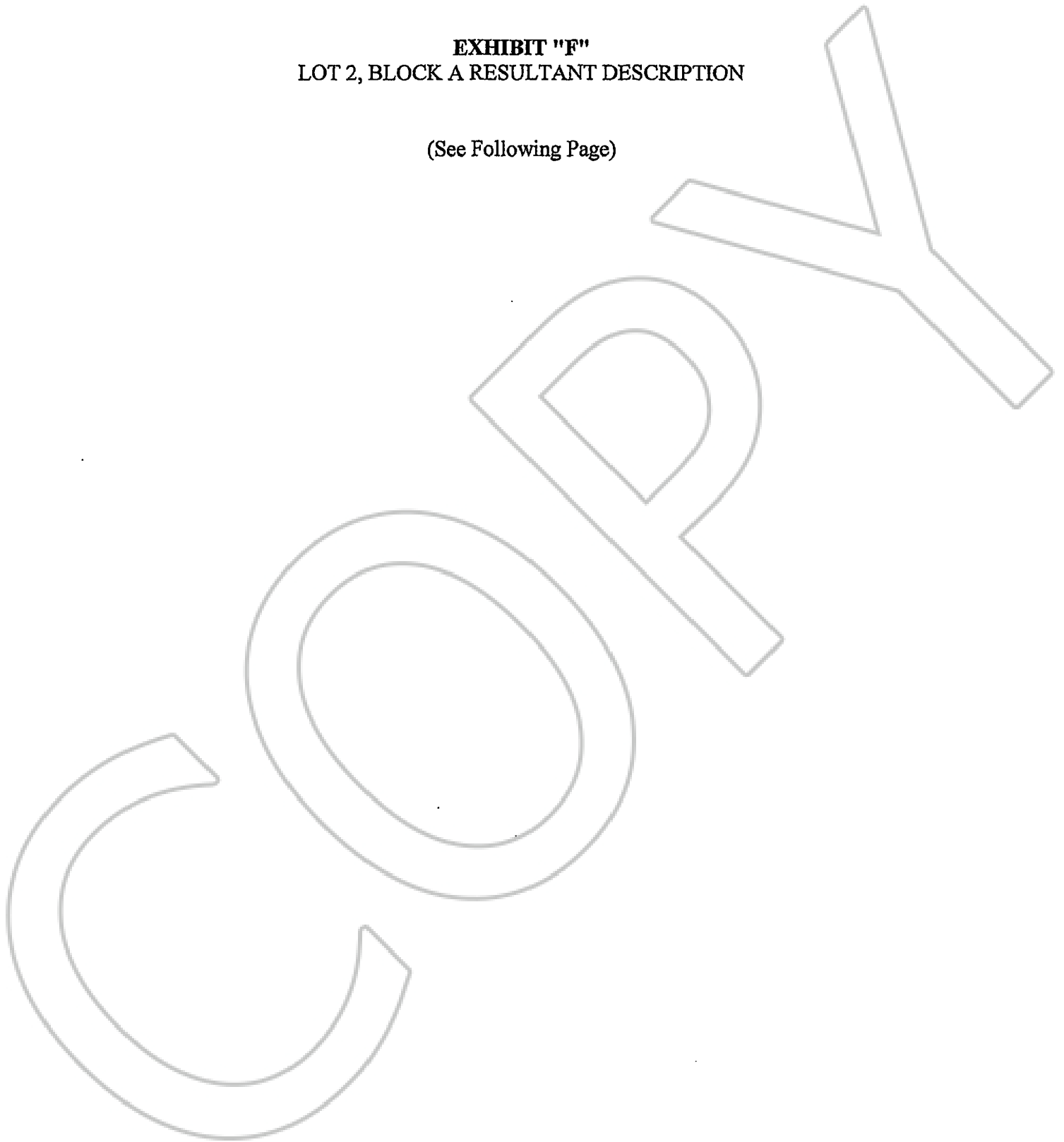


EXHIBIT "F"
LOT 2, BLOCK A RESULTANT DESCRIPTION

(See Following Page)



October 9, 2023
21147

LOT 2, BLOCK A RESULTANT DESCRIPTION

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

All that portion of the Southwest $\frac{1}{4}$ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

Lot 2, Block A as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document Number 266, together therewith all that portion of that Parcel of land described as "Beach Area Resultant Description" in that Quitclaim Deed for Boundary Line Adjustment, filed for record on October 6, 2023 as Document Number 2023-1001262, being more particularly described as follows:

Beginning at the East most corner of Lot 2, Block A as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;

thence South $44^{\circ}15'00''$ West 75.00 feet;

thence North $61^{\circ}26'49''$ West 171.80 feet to a point on the Southerly Face of a Concrete Retaining Wall;

thence along said Southerly Face of a Concrete Retaining Wall North $42^{\circ}34'56''$ East 44.60 feet;

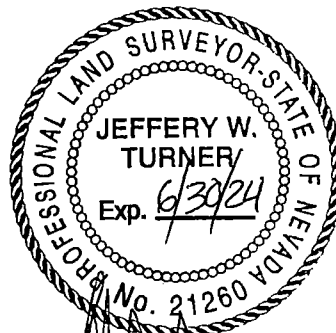
thence leaving said Southerly Face of a Concrete Retaining Wall South $70^{\circ}30'56''$ East 183.57 feet to the Point of Beginning.

Containing 9,968 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey for Gary Richert, filed for record on September 14, 1995 as Document Number 370371.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-310-002
 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'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: _____

3. Total Value/Sales Price of Property: \$1,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$3.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 [Signature] Capacity _____ Grantor
 Signature [Signature] Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Zephyr Cove Prop Owners Assoc.
 Address: P.O. Box 454
 City: Zephyr Cove
 State: Nevada Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: 746 Lincoln Highway, LLC
 Address: P.O. Box 1651
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Jennifer Quashnick, Gordon Consulting, Inc. Escrow # _____
 Address: P.O. Box 4470
 City: Stateline State: Nevada Zip: 89449-4470

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)