

APN 1418-03-802-003

WHEN RECORDED RETURN TO:

Tamara Reid, Esq.
Aguirre Riley, P.C.
427 West Plumb Lane
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Meridee A. Moore, Trustee
3580 Jackson Street
San Francisco, California 94118

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MERIDEE A. MOORE, TRUSTEE OF THE KEVIN N. KING AND MERIDEE A. MOORE FAMILY TRUST U/T/A dated December 1, 2005, as amended, between KEVIN N. KING and MERIDEE A. MOORE, as Trustors and KEVIN N. KING and MERIDEE A. MOORE, as Trustees, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to MERIDEE A. MOORE, TRUSTEE OF THE SURVIVOR'S TRUST UNDER THE KEVIN N. KING AND MERIDEE A. MOORE FAMILY TRUST, dated December 1, 2005, any and all interest in the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.
(cka 147 Pray Meadow Road, Glenbrook, Nevada 89413)

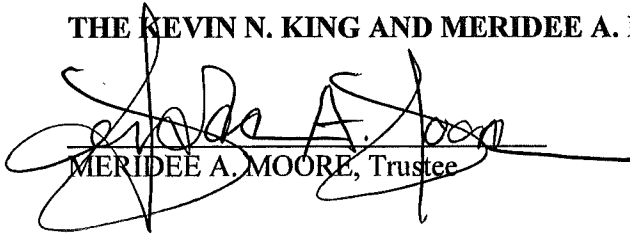
Together with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

///

[signature page following]

Witness my hand this 5th day of December, 2023.

THE KEVIN N. KING AND MERIDEE A. MOORE FAMILY TRUST


MERIDEE A. MOORE, Trustee

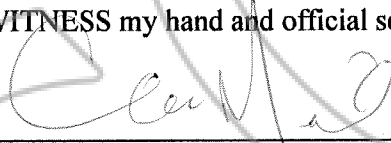
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
) ss.
COUNTY OF SAN FRANCISCO)

On December 5, 2023, before me, Cheryl Meril, a Notary Public, personally appeared MERIDEE A. MOORE, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



NOTARY PUBLIC



EXHIBIT A

PARCEL A:

A portion of the Southeast 1/4 of Section 3, Township 14 North, Range 18 East, M.D.B. & M., more particularly described as follows:

Begin at an iron pin set in concrete, at the Southeasterly corner of the Matthews property, whence the meander corner of Lake Tahoe between Sections 3 and 10, Township 14 North, Range 18 East, M.D.B. & M., bears South 69° 43' West, 1206.1 feet; thence North 14° 40' West, 286.54 feet along the Easterly side line of said Matthews property to an iron pipe set in concrete at the Northeasterly corner of said Matthews property; thence South 88° 32' East, 200 feet to an iron pipe set in concrete; thence South 16° 04' East, 256 feet to an iron pipe set in concrete; thence South 82° 30' West, 200 feet to the place of beginning.

PARCEL B:

An easement for beach and recreational purposes described as follows:

All that certain real property situate in the State of Nevada, County of Douglas, being a portion of the Northeast 1/4 of Section 10, Township 14 North, Range 18 East, M.D.B. & M., and being more particularly described as follows:

Beginning at the most Northerly corner of "Lot G", a Recreational Common Area of Glenbrook Subdivision Unit 3, as shown and so designated on the official plat thereof, recorded in the Official Records of Douglas County, June 13, 1980, Document No. 45299; thence from said POINT OF BEGINNING along the East line of said Lot G South 16° 11' 12" East, 277.14 feet; thence South 33° 05' 34" East 49.99 feet; thence leaving said East line South 56° 48' 00" West, 119.73 feet more or less to a point on the Water line of Lake Tahoe; thence along said water line more or less, North 25° 15' 51" West, 318.05 feet more or less to the intersection of said water line and the North line of said Lot G; thence along said North line 56° 48' 00" East, 157.00 feet to the POINT OF BEGINNING.

APN 1418-03-802-003 (cka 147 Pray Meadow Road, Glenbrook, Nevada 89413)

Legal description obtained from MEMORANDUM OF TRUST AGREEMENT AND GRANT DEED, Book 0406, Page 1767, Document No. 0672154, recorded April 5, 2006, in the Official Records of Douglas County, Nevada.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-03-802-003
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input 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: _____
Verified Trust - js

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 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: 7
- b. Explain Reason for Exemption: A transfer to or from a trust, and the transfer is made without 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 _____ Capacity Attorneys for Grantor/Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED) The Kevin N. King and Meridee A. Moore Family Trust	(REQUIRED) The Survivor's Trust Under the Kevin N. King and Meridee A. Moore Family Trust
Print Name: _____	Print Name: _____
Address: 3580 Jackson Street	Address: 3580 Jackson Street
City: San Francisco	City: San Francisco
State: CA Zip: 94118	State: CA Zip: 94118

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Aguirre Riley, P.C. Escrow # n/a
 Address: 427 West Plumb Lane
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)