

DOUGLAS COUNTY, NV

2023-1003479

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

12/28/2023 03:13 PM

ROBERT JEPPSON

SHAWNYNE GARREN, RECORDER

E01

APN: 1418-27-810-033

R.P.T.T.: \$0.00

Exempt: (NRS 375.090, Section 1)

**This Document Prepared By:**

Robert E. Jeppson, Esq.  
2311 Lake Tahoe Blvd., Suite 9  
South Lake Tahoe, CA 96150  
(530) 600-2338

**After Recording, Return and  
Mail Tax Statements To:**

Lloyd R. Bretthauer, as Manager  
PO Box 3613  
Stateline, NV 89449

**Send Subsequent Tax Bills To:**

Lloyd R. Bretthauer, as Manager  
PO Box 3613  
Stateline, NV 89449

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

CAVE GULL INC., a Nevada corporation,

FOR CONSIDERATION of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

VST HOLDINGS, LLC, CAVE GULL SERIES, a Nevada Series Limited Liability Company,

All of the following described real estate situated in the County of Douglas, State of Nevada, described as follows:

**Lot 201, as shown on the Map entitled CAVE ROCK ESTATES UNIT NO. 1, filed for record in the office of the Douglas County Recorder on January 3, 1962, as Document No. 19323.**

Per NRS 111.312 – The Legal Description appeared previously in that Grant, Bargain and Sale Deed, recorded on August 13, 2012, in Book 0812 Page 3011 as Document No. 2012-0807393 in Official County Records, Douglas County, Nevada.

MORE commonly known as: 316 Gull Court, Glenbrook, NV 89413

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Manager of VST HOLDINGS, LLC, CAVE GULL SERIES, a Nevada Series Limited Liability Company has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

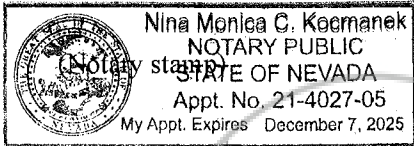
Dated this 21 day of December, 2023.

**CAVE GULL INC.,**  
a Nevada corporation

By Lloyd R. Bretthauer  
Lloyd R. Bretthauer, as President

State of Nevada  
County of Douglas

This instrument was acknowledged before me on this December 21, 2023, by **LLOYD R. BRETTHAUER**, as President of CAVE GULL INC., a Nevada corporation.



[Signature]  
(Signature of Notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Lloyd R. Bretthauer  
**LLOYD R. BRETTHAUER**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 1418-27-810-033  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: **SG - Affidavit attached**  
**w/bylaws & operating agmt**

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  
 Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:		<u>NO SALE</u>
b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 1  
 b. Explain Reason for Exemption: Transfer without consideration as a mere change in identity due to a transfer between a business entity and its affiliated business entity whereas the affiliated business entity has identical common ownership.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declare and acknowledge, 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: Lloyd Bretthauer Capacity: Grantor

Signature: Lloyd Bretthauer Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: CAVE GULL INC.,  
 a Nevada corporation  
By: Lloyd R. Bretthauer, as President  
Address: PO Box 3613  
City: Stateline  
State: NV Zip: 89449

Print Name: VST HOLDINGS, LLC, CAVE GULL SERIES,  
 a Nevada Series Limited Liability Company  
By: Lloyd R. Bretthauer, as Manager  
Address: PO Box 3613  
City: Stateline  
State: NV Zip: 89449

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

ROBERT E. JEPSON, ESQ.  
 Attorney at Law  
 2311 Lake Tahoe Blvd., Suite 9  
 South Lake Tahoe, CA 96150

AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED