

A.P.N.: 1318-10-412-015
R.P.T.T.: \$2,164.50



SHAWNYNE GARREN, RECORDER

RECORDING REQUESTED BY:
Richard Prescott Nasser
P.O. Box 11388
Zephyr Cove, NV 89448

WHEN RECORDED MAIL DOCUMENT
SAME AS ABOVE

AND TAX BILL TO:
SAME AS ABOVE

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 250 S. Martin LLC, a Nevada Limited Liability Company

hereby GRANT(S) to Richard Prescott Nasser, a single man, Keaton Mackenzie Nasser, a single man and Landis Riles Nasser, a married man as his sole and separate property all as joint tenants with right of survivorship

the real property situates in the County of Douglas, State of Nevada, described as follows;

See Exhibit "A"


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

Dated: 12/27/23

250 S. Martin LLC, a Nevada Limited Liability Company


Richard Prescott Nasser


Keaton Mackenzie Nasser


Landis Riles Nasser

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 El Dorado)

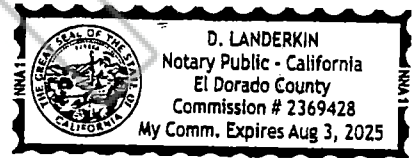
On 12/27/2023 before me, D. Landerkin, Notary Public
(insert name and title of the officer)

personally appeared Keaton Mackenzie Nasser
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  (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 El Dorado)

On 12/27/2023 before me, D. Landerkin, Notary Public
(insert name and title of the officer)

personally appeared Richard Prescott Nasser and Landis Riles Nasser,
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 *[Handwritten Signature]* (Seal)

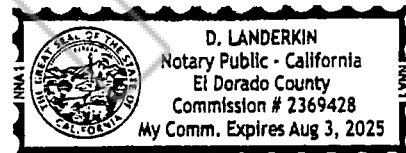


EXHIBIT "A"

Parcel 1:

All that portion of Lots 8, 9, and 10 of Zephyr Heights No. 3 Subdivision, filed for record on October 5, 1953, as Document No. 9224, more particularly described as follows:

Beginning at the Southeast corner of Lot 9;
Thence North $52^{\circ}28'39''$ West 33.33 feet;
Thence South $61^{\circ}18'48''$ West 43.14 feet;
Thence North $50^{\circ}32'20''$ West 14.28 feet;
Thence North $46^{\circ}24'26''$ West 65.58 feet;
Thence South $65^{\circ}47'54''$ West 80.30 feet;
Thence North $24^{\circ}19'15''$ West 15.00 feet;
Thence North $65^{\circ}47'54''$ East 108.67 feet;
Thence North $46^{\circ}13'42''$ East 112.88 feet;
Thence along a curve concave to the Northeast with a radius of 180 feet, a central angle of $25^{\circ}11'21''$ and an arc length of 79.13 feet, the chord of said curve bears South $56^{\circ}21'59''$ East 78.50 feet;
Thence South $21^{\circ}02'21''$ West 121.92 feet to the Point of Beginning.

Said land being further shown on Record of Survey supporting a Lot Line Adjustment, filed for record with the Douglas County Recorder on November 23, 1993, in Book 1193, at Page 4814, as Document No. 323351, Official Records of Douglas County, Nevada.

That portion of Lot 9 of Parcel 1 is now described as follows:

All that portion of Lot 9, of Zephyr Heights No. 3, as shown on the Subdivision Map, Document No. 323351, of the Douglas County Recorder's Office, located within a portion of the Southwest one-quarter of Section 10, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 9 which bears N. $55^{\circ}15'38''$ W., 1768.14 feet from South One-Quarter Corner of said Section 10, thence N. $21^{\circ}01'03''$ E., 27.96 feet to the POINT OF BEGINNING:

Thence N. $52^{\circ}27'16''$ W., 33.25 feet;
Thence S. $21^{\circ}01'03''$ W., 27.96 feet;
Thence S. $61^{\circ}20'23''$ W., along the Southerly line of said Lot 9, 43.24 feet;
Thence continuing along said Southerly line N. $51^{\circ}31'42''$ W., 14.27 feet;
Thence continuing along said Southerly line N. $46^{\circ}17'25''$ W., 65.62;
Thence continuing along said Southerly line S. $65^{\circ}47'54''$ W., 80.30 feet, to the Northerly right-of-way line of South Martin Drive;
Thence N. $24^{\circ}19'15''$ W., along said Northerly right-of-way line 15.00 feet;
Thence N. $65^{\circ}47'54''$ E., along the Westerly line of said Lot 9, 108.67 feet;
Thence continuing along said Westerly line N. $46^{\circ}13'42''$ E., 112.86 feet to a point on the Southerly right-of-way line of North Martin Drive, as shown on the aforementioned Lot Line Adjustment Map;
Thence along said Southerly right-of-way line, 79.16 feet along the arc of a curve to the left, having a central angle of $25^{\circ}11'59''$ and a radius of 179.98 feet. (chord bears S. $56^{\circ}21'22''$ E., 78.52 feet);
Thence S. $21^{\circ}01'03''$ W., 93.74 feet to the POINT OF BEGINNING

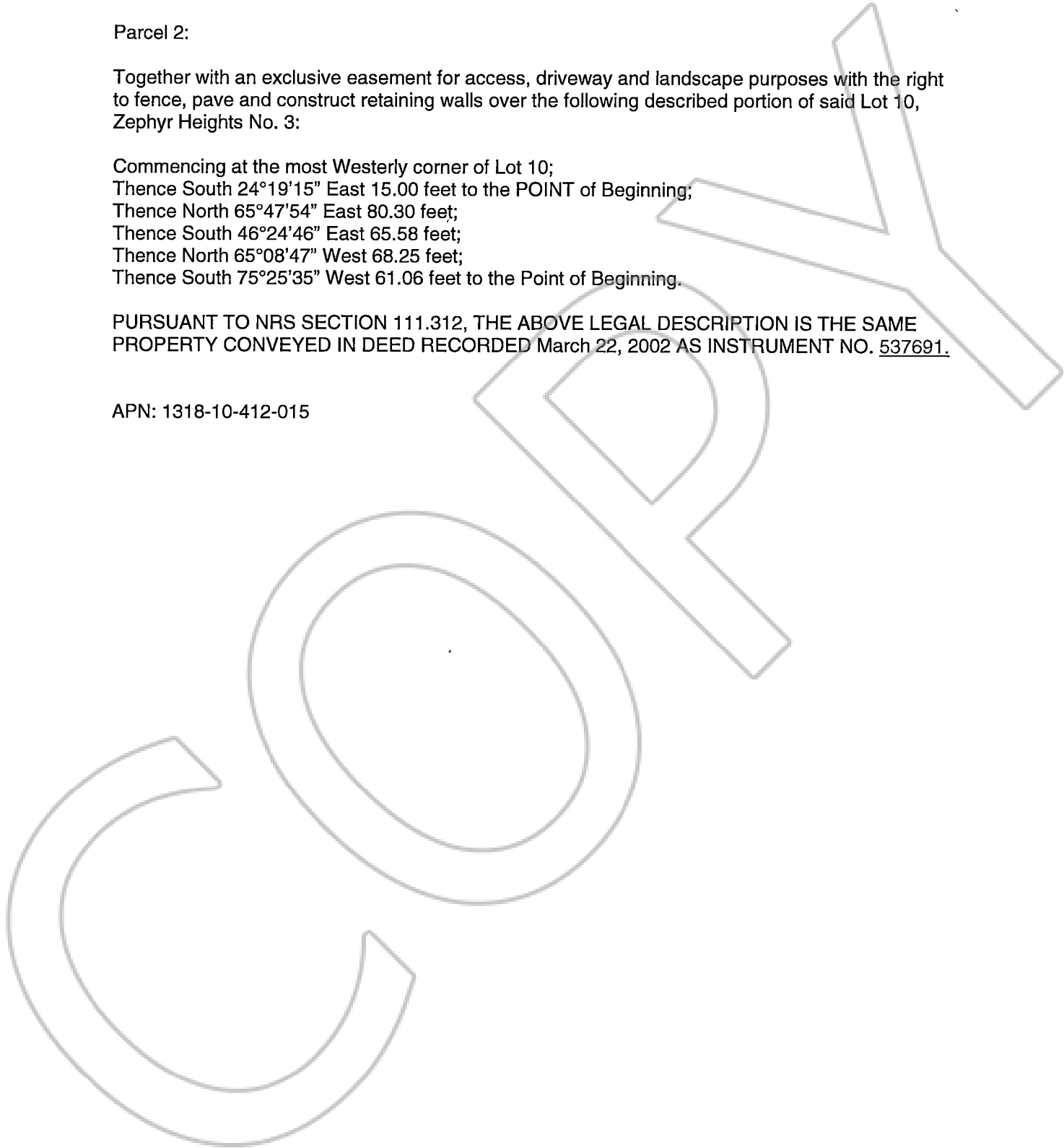
Parcel 2:

Together with an exclusive easement for access, driveway and landscape purposes with the right to fence, pave and construct retaining walls over the following described portion of said Lot 10, Zephyr Heights No. 3:

Commencing at the most Westerly corner of Lot 10;
Thence South $24^{\circ}19'15''$ East 15.00 feet to the POINT of Beginning;
Thence North $65^{\circ}47'54''$ East 80.30 feet;
Thence South $46^{\circ}24'46''$ East 65.58 feet;
Thence North $65^{\circ}08'47''$ West 68.25 feet;
Thence South $75^{\circ}25'35''$ West 61.06 feet to the Point of Beginning.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED March 22, 2002 AS INSTRUMENT NO. 537691.

APN: 1318-10-412-015



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-412-015
 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: \$ 554,540.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$ 554,540.00 ~~0.00~~
 Real Property Transfer Tax Due: \$ 2,164.50

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

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 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)

250 S. Martin LLC a Nevada Limited Liability
 Print Name: Company
 Address: 9959 West Charleston Blvd
 City: Burlingame
 State: CA Zip: 94010

BUYER (GRANTEE) INFORMATION (REQUIRED)

Richard Prescott Nasser, Keaton Mackenzie Nasser
 and Landis Riles Nasser
 Print Name: _____
 Address: P.O. Box 11388
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: STEVE'S DEEDS Escrow # Nasser
 Address: BOX 11506
 City: ZEPHYR COVE State: NEVADA Zip: 89448

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