

APN: 1418-27-402-002

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,

LAKE JUSTIFIED 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, LAKE JUSTIFIED 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:

A portion of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 14 North, Range 18 East, M.D.B.&M., described as follows:

Beginning at the North quarter section corner of Section 34, Township 14 North, Range 18 East, M.D.B.&M; thence North 89°45'26" West along said Section line a distance of 928.25 feet to the lake meander line; thence North 34°00' East along the lake meander line a distance of 158.90 feet to a point, the true point of beginning; thence along said meander line North 34°00' East a distance of 6.10 feet to a point; thence continuing along said meander line North 7°30' West a distance of 116.86 feet to a point; thence South 85°57'28" East a distance of 87.79 feet more or less to a point on the Westerly right of way line of the Nevada State Highway; thence continuing along said highway right of way line around a curve to the right having a delta angle of 9°48'45" a radius of 760 feet and length of 130.16 feet to a point; thence North 76°08'30" West a distance of 57.16 feet more or less to the true point of beginning.

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 3009 as Document No. 2012-0807392 in Official County Records, Douglas County, Nevada.

MORE commonly known as: 1316 Highway 50, 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, LAKE JUSTIFIED 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.

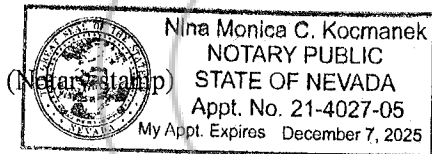
Dated this 21 day of December, 2023.

LAKE JUSTIFIED 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 12/21, 2023, by **LLOYD R. BRETTHAUER**, as President of LAKE JUSTIFIED 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. 1418-27-402-002
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: **SG - Bylaws & Oper Agmt**

w/Model Aff OK

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 |
| <input type="checkbox"/> Other: _____ | |

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

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: LAKE JUSTIFIED 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, LAKE JUSTIFIED
 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