

DOUGLAS COUNTY, NV

2023-993340

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=6

01/23/2023 10:29 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E03

APN No.: 1318-09-810-094

Escrow No.: 22032716-DR

Recording Requested By:  
First Centennial Title Company of Nevada  
896 W Nye Ln, Ste 104  
Carson City, NV 89703

When Recorded Return to:  
Carrick, LLC 185 Series  
1659 Zaldia Drive  
Minden, NV 89423

Mail Tax Statements to:  
Carrick, LLC 185 Series  
1659 Zaldia Drive  
Minden, NV 89423

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**  
(Title of Document)

Re-record GBS recorded on 1/20/2023 as Document No. 2023-993312 to correct the name of the Grantee to read: **Carrick, LLC, 185 Series**, a Nevada Series Limited Liability Company

**Please complete Affirmation Statement below:**

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).



\_\_\_\_\_  
SIGNATURE

Title Assistant \_\_\_\_\_  
TITLE

Roseanne Cusumano  
\_\_\_\_\_  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

**This cover page must be typed or printed in black ink.**

SPACE BELOW FOR RECORDER

DOUGLAS COUNTY, NV      **2023-993312**  
RPTT:\$4875.00 Rec:\$40.00  
\$4,915.00 Pgs=5      **01/20/2023 01:13 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

APN: 1318-09-810-094  
R.P.T.T.: \$4,875.00  
Escrow No.: 22032716-DR  
When Recorded Return To:  
Carrick, LLC  
1659 Zaldia Drive  
Minden, NV 89423

Mail Tax Statements to:  
Carrick, LLC  
1659 Zaldia Drive  
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leonard T. Bedoian and Lynette D. McDowell, Successor Trustees of Trust A of the THLL Family Trust dated August 16, 2004 and Leonard T. Bedoian and Lynette D. McDowell, Successor Trustees of Trust B of the THLL Family trust dated August 16, 2004

do(es) hereby Grant, Bargain, Sell and Convey to

\* 185 Series

\*  
Carrick, LLC, a Nevada Series Limited Liability Company

all that real property situated in the County of Douglas , State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 18<sup>th</sup> day of January, 2023.

The THLL Family Trust A & B dated August 16, 2004

BY: ~~SEAL IN CONTAINER~~  
Leonard T. Bedorian, Successor Trustee

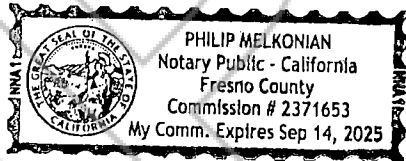
By: Lynette D. McDowell  
Lynette D. McDowell, Successor Trustee

STATE OF ~~NEVADA~~ California P.M.

COUNTY OF Fresno

This instrument was acknowledged before me on this 18<sup>th</sup> day of January, 2023 by of  
~~The THLL Family Trust A & B.~~ Lynette D. McDowell P.M. Successor Trustee of the  
THLL Family Trust A & B dated August 16, 2004

[Signature]  
Notary Public



Dated this 18<sup>th</sup> day of January, 2023.

The THLL Family Trust A & B dated August 16, 2004

BY: Leonard T. Bedoian  
Leonard T. Bedoian, Successor Trustee

By: ~~Lynette D. McDowell, Successor Trustee~~

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_ of The THLL Family Trust A & B.

\_\_\_\_\_  
Notary Public

*See attached CA Acknowledgment  
AP 1/18/23*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Fresno }

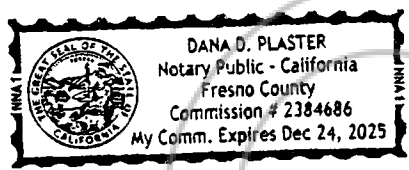
On JANUARY 18, 2023 before me, Dana D. Plaster, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared LEONARD T. BEDOIAN, Successor Trustee of the  
THLL Family Trust A & B dated August 16, 2004  
Name(s) of Signer(s)

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]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT, BARGAIN, SALE DEED

Document Date: 1-18-23 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: [Handwritten Initials]

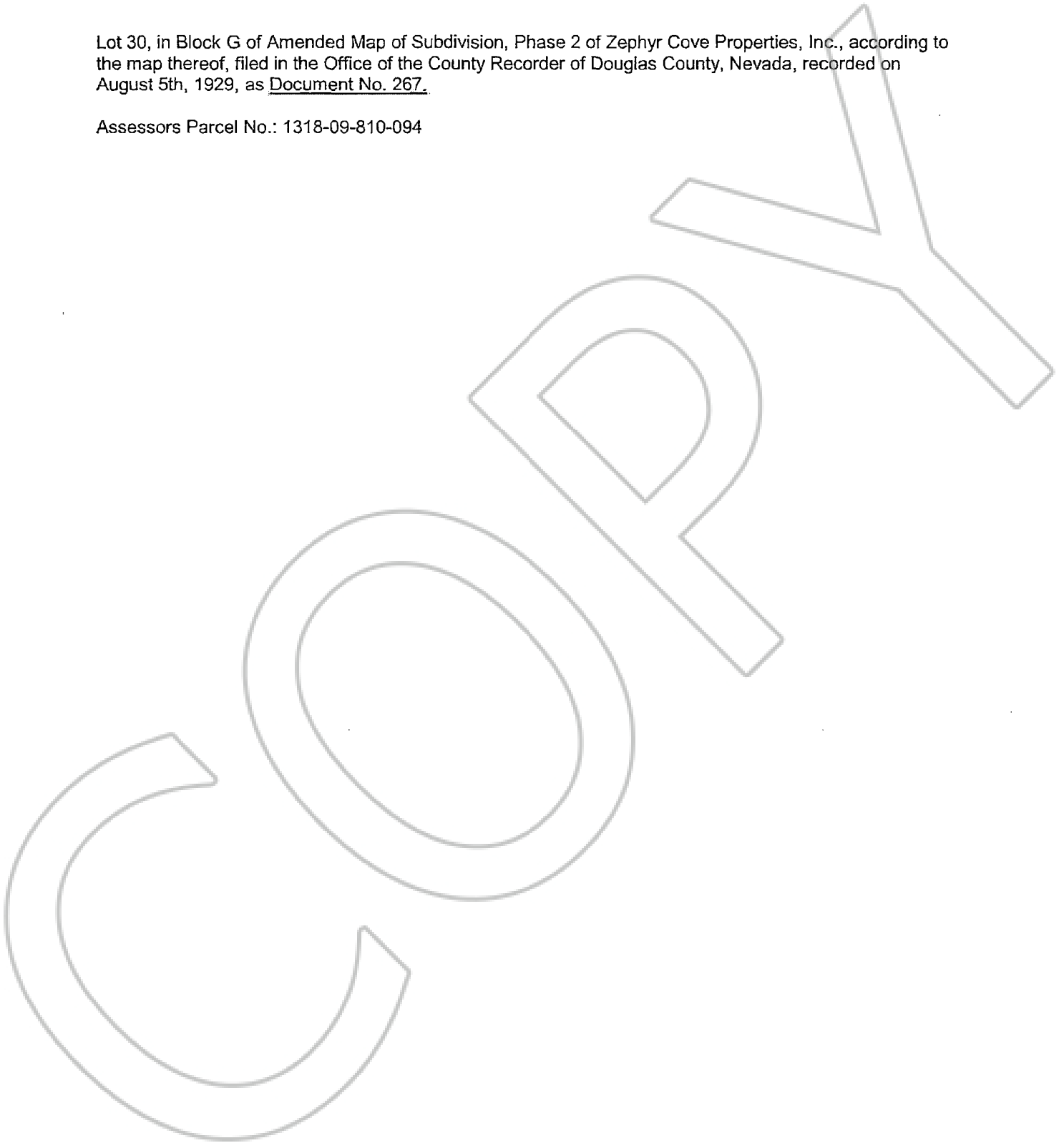
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

**EXHIBIT "A"**

Lot 30, in Block G of Amended Map of Subdivision, Phase 2 of Zephyr Cove Properties, Inc., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 5th, 1929, as Document No. 267.

Assessors Parcel No.: 1318-09-810-094



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-09-810-094  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural       h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$0.00  
 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: 3  
 b. Explain Reason for Exemption: Re-record GBS recorded on 1/20/2023, as Document No. 2023-993312, to correct the name of the Grantee to Carrick, LLC, 185 Series, a Nevada Series Limited Liability Company

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>Leonard T. Bedoian and Lynette D. McDowell, Trustees of The THLL Family Trust A &amp; B</u>	Print Name: <u>Carrick, LLC, 185 Series</u>
Address: <u>355 W. Herbert Avenue</u>	Address: <u>1659 Zaldia Drive</u>
City: <u>Reedley</u>	City: <u>Minden</u>
State: <u>CA</u> Zip: <u>93654</u>	State: <u>Nevada</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22032716-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703