

DOUGLAS COUNTY, NV

2023-993593

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

02/02/2023 10:04 AM

FIRST LEGAL NETWORK LLC

SHAWNYNE GARREN, RECORDER

E09

APN: 1418-10-401-001

**WHEN RECORDED MAIL TO**

Karen D. Yardley  
Greenberg Traurig, LLP  
10845 Griffith Peak Drive, Suite 600  
Las Vegas, NV 89135

**MAIL TAX STATEMENTS TO**

Omega Holdings III, LLC  
1220 South Ocean Blvd.  
Palm Beach, FL 33480

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Ann L. Johnson, a married woman as her sole and separate property, does hereby Grant, Bargain, Sell and Convey to Omega Holdings III, LLC, a Delaware limited liability company, all of grantor's undivided fifty percent (50%) interest in that certain real property located in the County of Douglas, State of Nevada, commonly known as 176 Yellow Jacket Road, Tahoe Village, Nevada 89413, and legally described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by this reference;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

**SUBJECT TO:**

1. General and special taxes for the current fiscal tax year not delinquent.
2. All matters of record.

*[Signature and notarial acknowledgement appear on the following page]*

Witness my hand this 16<sup>th</sup> day of December, 2022.

“GRANTOR”

Ann L. Johnson  
ANN L. JOHNSON

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }<sup>SS.</sup>

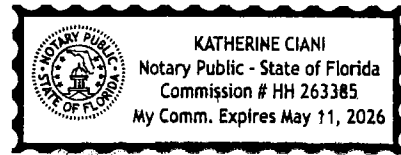
This instrument was acknowledged before me on October 4, 2022

by ANN L. JOHNSON.

Katherine Ciani

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
Legal Description of Land

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

All that certain lot, piece or parcel of land situate in South Point, Glenbrook, County of Douglas, State of Nevada, and bounded and described as follows, to-wit:

BEGINNING at the  $\frac{1}{4}$  Section corner on the South line of Section 10, Township 14 North, Range 18 East, M.D.B. & M., thence from said point South, 92.80 feet; thence North 68°30' West 300.85 feet to the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING North 68°30'00" West along the Northeasterly line of that certain parcel of land deeded by Glenbrook Company, a Delaware corporation, to Otto Barkan and Margit Barkan, his wife, by Deed recorded November 3, 1951, in Book A-1 of Deeds at Page 4, Douglas County Nevada Records, 442.85 feet to a point in the meander line; thence along said meander line North 51°47' East, 233.63 feet; thence leaving said meander line South 61°18'00" East, 151.30 feet; thence South 54°18'30" East, 155.69 feet; thence South 12°05'04" West, 146.60 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a right-of-way over that certain road as now located or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property.

PARCEL 2:

BEGINNING at the most Westerly corner of that certain parcel of land as described in Deed recorded in Book 29, under File No. 27376; thence from said POINT OF BEGINNING along said meander line North 51°47' East, 118.00 feet to a point on the shore line F; thence along said shore line South 81°45'05" West, 31.28 feet; thence South 52°43' West, 101.00 feet to a point which bears North 68°30' West, from the POINT OF BEGINNING; thence South 68°30' East, 20.00 feet to the POINT OF BEGINNING.

Assessor's Parcel No. 1418-10-401-001

Per NRS 111.312, this legal description was obtained from Grant Bargain Sale Deed in Book 0799, Page 4818-4819 as Document No. 473325 recorded on July 28, 1999 and Grant Deed recorded as Document No. 0715404 on December 28, 2007 and re-recorded as Document No. 0717890 on February 12, 2008 in the Douglas County Recorder's Office.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1418-10-401-001  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 2/2/23 Operating Agr. Ok~A.B.

- 3.a. Total Value/Sales Price of Property \$ -0-  
 b. Deed in Lieu of Foreclosure Only (value of property -0-)  
 c. Transfer Tax Value: \$ -0-  
 d. Real Property Transfer Tax Due \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 09  
 b. Explain Reason for Exemption: Transfer without consideration from Ann L. Johnson to a business entity of which she is a 100% owner

5. Partial Interest: Percentage being transferred: 50 %  
 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 Ann L. Johnson Capacity: Grantor  
Ann L. Johnson

Signature Lindsay Johnson Capacity: Grantee/Manager  
Lindsay Johnson

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Ann L. Johnson  
 Address: 1220 South Ocean Blvd.  
 City: Palm Beach  
 State: FL Zip: 33490

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Omega Holdings III, LLC, by Lindsay Johnson, Mgr  
 Address: 1220 South Ocean Blvd,  
 City: Palm Beach  
 State: FL Zip: 33480

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: K. Yardley, Greenberg Traurig Escrow # \_\_\_\_\_  
 Address: 10845 Griffith Peak Dr., Ste. 600  
 City: Las Vegas State: NV Zip: 89135