

DOUGLAS COUNTY, NV

2023-993596

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

02/02/2023 10:04 AM

FIRST LEGAL NETWORK LLC

SHAWNYNE GARREN, RECORDER

E09

**APN: 1418-10-801-001**

**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 174 Yellow Jacket Road (Area J), 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

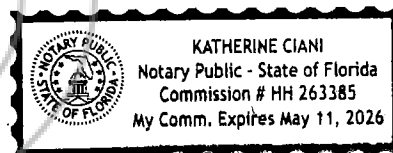
STATE OF FLORIDA }  
COUNTY OF PALM BEACH }<sup>SS.</sup>

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

Description of Area "J", Glenbrook Property

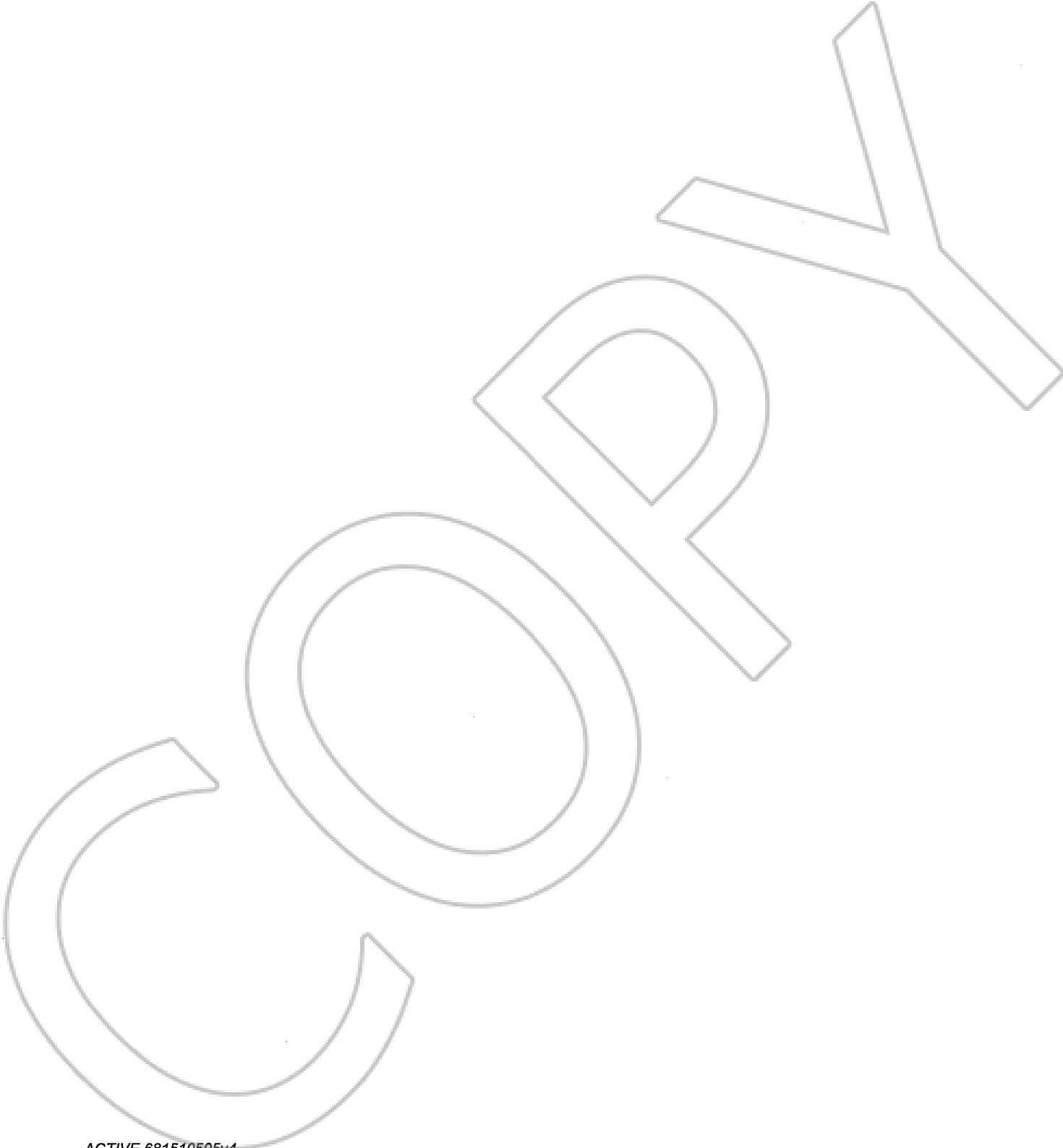
All that real property situate in the County of Douglas, State of Nevada, being a portion of Section 10 and Section 15, Township 14 North, Range 18 East, M.D.B. & M.;

BEGINNING at the North  $\frac{1}{4}$  corner of Section 15, Township 14 North, Range 18 East, M.D.B.& M., thence South  $61^{\circ}44'30''$  East a distance of 750.49 feet to the True Point of Beginning, said point being the Northeast corner of the Fleischman Estate as recorded in Book "U", page 249, Official Records, Douglas County, Nevada; thence proceeding along the Northerly line of said property North  $75^{\circ}17'54''$  West a distance of 680.98 feet to a point; said point being the Southeasterly corner of the Barkan Property as recorded in Book "A-1", page 4, Official Records, Douglas County, Nevada; thence proceeding North a distance of 93.80 feet to the Northeasterly corner of said property; thence along the North line of said property North  $68^{\circ}30'00''$  West a distance of 300.85 feet to a point, said point being the Southeasterly corner of the Austin property, as recorded in Book 29, pages 625 and 628, Official Records, Douglas County, Nevada; thence along the Easterly line of said property North  $12^{\circ}05'04''$  East a distance of 146.60 feet to a point, said point being the Northeasterly corner of said property and the Southerly corner of the Wilson property, as recorded in Book 29, pages 613 and 616. Official Records, Douglas County, Nevada; thence along the Easterly line of said Parcel North  $15^{\circ}05'04''$  East a distance of 120.15 feet to a point; thence North  $47^{\circ}19'00''$  East a distance of 266.46 feet; thence South  $60^{\circ}49'00''$  West a distance of 3.64 feet; thence South  $42^{\circ}41'00''$  East a distance of 143.78 feet; thence South  $87^{\circ}06'00''$  East a distance of 416.56 feet; thence North  $02^{\circ}54'00''$  East a distance of 100.90 feet to a point, said point being common with the Suverkrup property, as recorded in Book "X" of Deeds, page 256, Official Records of Douglas County, Nevada; thence proceeding along the Southeasterly line of said property South  $55^{\circ}20'26''$  East (South  $55^{\circ}18'00''$  East Deed) a distance of 238.77 feet to the Southerly property corner of said property; thence proceeding North  $66^{\circ}35'30''$  East a distance of 156.35 feet; thence proceeding South  $19^{\circ}30'00''$  East a distance of 5.38 feet to the Easterly point of said property; thence proceeding South  $06^{\circ}09'05''$  West a distance of 1,028.23 feet to a point, said point being the Easterly point of the Fleischman property as recorded in Book "U", page 77, Official Records, Douglas County, Nevada, thence proceeding along the North line of said parcel North  $58^{\circ}09'03''$  West a distance of 61.31 feet to a point on the Easterly line of the Fleischman parcel as recorded in Book U", page 249, Official Records of Douglas County, Nevada; thence along said Easterly line North  $02^{\circ}32'00''$  West a distance of 279.07 feet to the True Point of Beginning.

Assessor's Parcel No. 1418-10-801-001

Per NRS 111.312, this legal description was obtained from Grant Bargain Sale Deed in Book 0799, Page 4822-4823 as Document No. 473327 recorded on July 28, 1999 and Grant Deed

recorded as Document No. 0715405 on December 28, 2007 and re-recorded as Document No. 0717891 on February 12, 2008 in the Douglas County Recorder's Office.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1418-10-801-001  
 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