

DOUGLAS COUNTY, NV      **2023-995698**  
Rec:\$40.00  
\$40.00      Pgs=5      **04/18/2023 08:48 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

**187 Yellow Jacket Road**  
**Glenbrook, Nevada 89413**  
**APN 1418-10-801-006**  
(Receiving Parcel)

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Nevada Land Bank  
Nevada Division of State Lands  
901 S. Stewart Street, Suite 5003  
Carson City, Nevada 89701

Escrow No. 1963299  
Stewart Title Company, Reno, NV

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**NOTICE OF TRANSFER, OPTION TO REPURCHASE AND  
RESTRICTIONS ON ASSIGNMENT OF LAND COVERAGE**

Notice is hereby given that the Nevada Division of State Lands ("Seller") has transferred **198 square feet of Class SEZ 1b, Restoration Credits Land Coverage** (hereafter "Land Coverage" as defined in Chapter 30 of the Code of Ordinances of the Tahoe Regional Planning Agency (hereinafter "TRPA"), to that certain real property (the "Receiving Parcel") belonging to the undersigned Buyer, more particularly described in Exhibit "A" attached hereto.

Seller has retained an Option to Repurchase any portion of the Land Coverage which remains unused on the Receiving Parcel at the end of two and one-half years from the date of approval by TRPA of a permit conditioned upon the transfer of the Land Coverage. The option term shall be 180 days, commencing at the end of said two- and one-half-year period. Exercise of the option shall be by written notice from Seller to the Owner or the Owner's successor in interest.

The terms of the agreement regarding transfer of the Land Coverage are more particularly set forth in the "Purchase and Sale Agreement and Joint Escrow Instructions" dated **March 23, 2023**, executed by Seller and the Owner ("Agreement").

The Agreement provides, among other things, that the Land Coverage shall be used solely for the purpose of meeting, in whole or in part, the Land Coverage requirements of the TRPA permit for development of the Receiving Parcel; that

**This instrument is being recorded  
as an accommodation only. No  
Liability, express or implied, is  
assumed by Stewart Title Company.**

the Owner shall not assign Owner's rights and obligations under the Agreement except to a transferee of the Receiving Parcel in connection with a conveyance of said parcel; and that no other party shall succeed to the Owner's rights under the Agreement who does not also succeed to Owner's rights and interest in the TRPA permit.

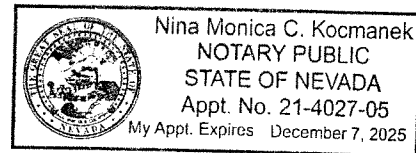
**BUYERS: BURGER FAMILY TRUST DATED MARCH 25, 1998**

By: Billy C. Burger Date: 3/31/2023  
**BILL C. BURGER**  
Trustee

State of Nevada )  
 ) ss  
County of Douglas )

On this 31<sup>st</sup> day of March, 2023, before me, personally appeared Billy C. Burger personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose names(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 their behalf of which the person acted, executed the instrument.

NOTARY PUBLIC

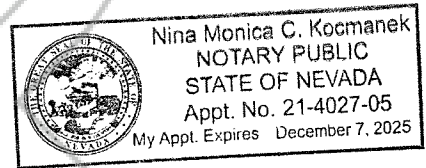


By: Patricia E. Burger Date: March 31, 2023  
**PATRICIA E. BURGER**  
Trustee

State of Nevada )  
 ) ss  
County of Douglas )

On this 31<sup>st</sup> day of March, 2023 before me, personally appeared Patricia E. Burger personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose names(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 their behalf of which the person acted, executed the instrument.

\_\_\_\_\_  
NOTARY PUBLIC



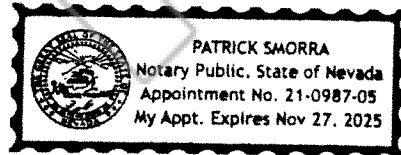
**SELLER: NEVADA DIVISION OF STATE LANDS**

By: Charles Donohue Date: 4/5/2023  
CHARLES DONOHUE  
Administrator and State Lands Registrar

State of Nevada )  
County of Carson City ) ss

On this 5<sup>th</sup> day of APRIL, 2023 before me, personally appeared CHARLES DONOHUE personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon their behalf of which the person acted, executed the instrument.

Patrick Smorra  
NOTARY PUBLIC



**EXHIBIT A**  
(Legal Description of Receiving Parcel)  
APN: 1418-10-801-006

All that portion of the southeast ¼ of Section 10, Township 14 north, Range 18 east, M.D.M., more particularly described as follows:

Beginning at a point on the north line of Yellow Jacket Road which bears north 28° 39'02" east 731.60 feet from the south ¼ corner of said section 10;

Thence north 48°25'42" west 79.59 feet;

Thence north 03°00'11" west 163.58 feet;

Thence north 06°34'49" west 199.11 feet;

Thence north 53°52'14" west 77.17 feet to the high-water line of Lake Tahoe;

Thence along the high-water line north 85°47'00" east 72.75 feet;

Thence north 63°30'00" east 43.05 feet;

Thence leaving said high water line south 39°15'31" east 33.37 feet;

Thence south 49°51'00" east 78.58 feet;

Thence south 13°36'59" east 172.45 feet;

Thence south 62°46'18" west 71.81 feet;

Thence south 05°27'47" west 110.20 feet;

Thence south 38°27'00" east 131.29 feet to a point on the north line of Yellowjacket Road;

Thence along said north line north 87°06'00" west 108.00 feet to the point of beginning.

The basis of bearing of this description is the bearing "north 19°23'52" west" between found monuments per record of survey, document no. 173134.

Excepting any portion of the above-described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land.

Waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe datum established by NRS 321.595.