

DOUGLAS COUNTY, NV

2024-1004521

RPTT:\$0.00 Rec:\$40.00

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ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

E01

APN: 1418 03 801 001

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

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

GRANT DEED

FOR VALUABLE CONSIDERATION RCK SPORTS, LLC, AN OREGON LIMITED LIABILITY COMPANY, ("Grantor"), does hereby GRANT, BARGAIN, SELL and CONVEY to, 2169 PRAY MEADOW LLC, A NEVADA LIMITED LIABILITY COMPANY ("Grantee"), the land described herein situate in the State of Nevada County of Douglas, City of South Lake Tahoe, described as:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

MAIL TAX STATEMENTS TO:

2169 PRAY MEADOW LLC, POST OFFICE BOX 3390, STATELINE, NV 89449

Signature Page attached and made a part hereof

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantees and Grantees' heirs and assigns forever.

GRANTOR:

RCK SPORTS, LLC

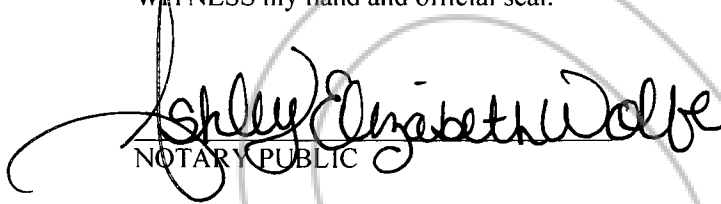
BY:


REBECCA L. SLUSHER, MANAGER

STATE OF Oregon)
) ss.
COUNTY OF Clackamas

This instrument was acknowledged before me on February 1st 2024, by Rebecca L Slusher.

WITNESS my hand and official seal.


NOTARY PUBLIC

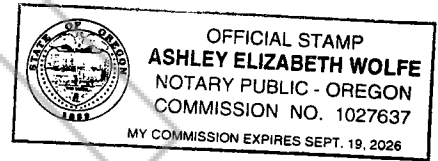


EXHIBIT "A" LEGAL DESCRIPTION

All that real property situated within Section 3, Township 14 North, Range 18 East, Mount Diablo Meridian, Douglas County, State of Nevada, described as follows;

PARCEL 1:

BEGINNING at the most east boundary corner of A.P.N. 1418-03-801-001 as shown on the Record of Survey for William R. Schutte and Megan Walton, filed for record January 7, 2021 as Document No. 959566 in the office of the Douglas County Recorder;

thence along the southeasterly boundary line of said A.P.N. 1418-03-801-001, South 45°33'20" West, a distance of 517.28 feet more or less to the low water line of Lake Tahoe, as measured by Resource Concepts, Inc. on November 3, 2020 referenced to the United States Geological Survey (USGS) Lake Tahoe Datum establishing low water elevation of 6223.00' per NRS 321.595;

thence along said low water line the following fifteen (15) courses and distances;

North 38°17'18" West, a distance of 15.55 feet;
North 02°35'43" West, a distance of 6.00 feet;
North 43°20'38" West, a distance of 18.47 feet;
North 53°41'02" West, a distance of 8.07 feet;
North 40°37'27" West, a distance of 22.04 feet;
North 41°08'42" West, a distance of 28.60 feet;
North 41°19'18" West, a distance of 25.72 feet;
North 40°43'45" West, a distance of 20.47 feet;
North 42°19'25" West, a distance of 30.62 feet;
North 41°37'41" West, a distance of 9.31 feet;
North 44°16'58" West, a distance of 19.87 feet;
North 34°38'03" West, a distance of 22.53 feet;
North 44°55'31" West, a distance of 10.40 feet;
North 48°45'56" West, a distance of 6.72 feet;
North 48°47'58" West, a distance of 8.45 feet more or less to the intersection of the northwesterly boundary line of said A.P.N. 1418-03-801-001 and said low water line of Lake Tahoe;

thence along said northwesterly boundary line North 45°40'46" East, a distance of 464.62 feet more or less to the most north boundary corner of said A.P.N. 1418-03-801-001;

thence along the northeasterly boundary line of said A.P.N. 1418-03-801-001, South 53°04'04" East, a distance of 252.35 feet to the POINT OF BEGINNING.

The above metes and bounds legal description appeared previously in a Deed recorded May 30, 2023 as Document No. 2023-996880, of Official Records.

Parcel 2:

An easement for ingress and egress over the existing roadway extending from U.S. Highway 50 to which reference is made in a deed to Grover L. Krick and Hattie Krick, recorded on December 12, 1946, in Book Y of Deeds, Page 84, and also referred to in deed to Marguerite Reagan, recorded October 2, 1946, in Book Y of Deeds, Page 16, further established in a deed from The Glenbrook Company to Glenbrook Properties, recorded May 9, 1977, in Book 577, Page 416, as Document No. 09022, of Official Records.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1418-03-801-001
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
<u>SG - Op Agmts & Model Affidavit OK</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 1
 b. Explain Reason for Exemption: Transfer between a business entity and its parent, a subsidiary or an affiliated entity if the affiliated entity has identical common ownership.

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 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 _____ Capacity Grantor
 Signature _____ Capacity Grantee

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

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

Print Name: RCK Sports LLC, an Oregon limited liability company
 Address: C/o Alling & Jillson, Po Box 3390
 City: Stateline
 State: NV Zip: 89449

Print Name: 2169 Pray Meadow LLC
 Address: Po Box 3390
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Alling & Jillson, Ltd Escrow # _____
 Address: 276 Kingsbury Grade, Sute 2000. Po Box 3390
 City: Stateline State: NV Zip: 89449

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)