

APN's: 1318-10-310-005 and 1318-10-310-097



00178119202410050940140148

SHAWNYNE GARREN, RECORDER

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

Jennifer Quashnick
GORDON CONSULTING, INC.
P.O. Box 4470
Stateline, Nevada 89449-4470

SEND TAX STATEMENTS TO:

Zephyr Cove Property Owners Association
c/o Bret Goodman
P.O. Box 454
Zephyr Cove, Nevada 89448
(As to APN 1318-10-310-086)

QUITCLAIM DEED

THIS INDENTURE is made as of the 8th day of December, 2023, by and between ZEPHYR COVE PROPERTY OWNERS ASSOCIATION, a Nevada non-profit corporation ("ZCPOA"), and JULIA SORENSEN LUND, Trustee of THE JULIA SORENSEN LUND REVOCABLE LIVING TRUST, dated December 17, 2015, RACHEL ANN ROBINSON, CHRISTINE HOOVER SORENSEN, Trustee of THE CHRISTINE HOOVER SORENSEN REVOCABLE TRUST, dated February 2, 1995, ANDREW GORMAN HOOVER and HILARY HOOVER KELLER, formerly known as HILARY ELIZABETH HOOVER, all as tenants in common (collectively "730 LINCOLN OWNERS").

WITNESSETH

ZCPOA and 730 LINCOLN OWNERS are the owners of adjacent and abutting parcels of land situated in the State of Nevada, County of Douglas, ZCPOA being the owner of that certain real property described in Exhibit "A" attached hereto and incorporated herein (the "ZCPOA Parcel"). 730 LINCOLN OWNERS are the owners of that certain real property described in Exhibit "B" attached hereto and incorporated herein (the "730 LINCOLN OWNERS PARCEL").

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, JULIA SORENSEN LUND, Trustee of THE JULIA SORENSEN LUND REVOCABLE LIVING TRUST, dated December 17, 2015, RACHEL ANN ROBINSON, CHRISTINE HOOVER SORENSEN, Trustee of THE CHRISTINE HOOVER SORENSEN

REVOCABLE TRUST, dated February 2, 1995, ANDREW GORMAN HOOVER and HILARY HOOVER KELLER, formerly known as HILARY ELIZABETH HOOVER, being all of the owners of the 730 LINCOLN PARCEL, do hereby QUITCLAIM AND CONVEY, to ZCPOA, and to its heirs, successors and assigns, all that real property described in Exhibit "A" attached hereto and incorporated herein, together with the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereto, all of which is subject to the Covenant Running with the Land recorded in the Official Records of Douglas County, State of Nevada on November 29, 1982, as Document No. 73525, Book 1182, Pages 1262 through 1265.

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

IN WITNESS WHEREOF, the parties have caused these presents to be executed effective on the day and year first above written.

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"730 LINCOLN OWNERS"

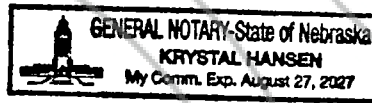
THE JULIA SORENSEN LUND
REVOCABLE LIVING TRUST,
dated December 17, 2015

By: Julia Sorensen Lund, Trustee
Julia Sorensen Lund, Trustee

State of Nebraska)
County of Douglas) :ss.

This instrument was acknowledged before me on the 18th day of December, 2023, by JULIA SORENSEN LUND, as Trustee of THE JULIA SORENSEN LUND REVOCABLE LIVING TRUST, dated December 17, 2015.

Krystal Hansen
(Signature of Notarial Officer)



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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.

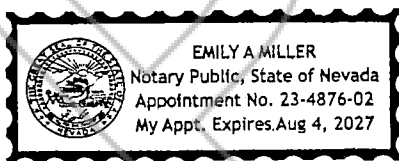
Rachel Ann Robinson
Rachel Ann Robinson

State of NEVADA)

County of WASCO) :SS.

This instrument was acknowledged before me on the 19th day of December, 2023, by RACHEL ANN ROBINSON.

Emily Miller
(Signature of Notarial Officer)



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THE CHRISTINE HOOVER SORENSEN
REVOCABLE TRUST, dated February 2, 1995

By: Christine Hoover Sorensen, Trustee
Christine Hoover Sorensen, Trustee

State of _____)
 :ss.
County of _____)

This instrument was acknowledged before me on the ____ day of _____, 2023, by CHRISTINE HOOVER SORENSEN, as Trustee of THE CHRISTINE HOOVER SORENSEN REVOCABLE TRUST, dated February 2, 1995.

(Signature of Notarial Officer)

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ACKNOWLEDGMENT

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State of California
County of Santa Clara)

On December 8, 2023 before me, Kathryn A. Tomaino
(insert name and title of the officer)

personally appeared Christine Hoover Sorensen,
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.

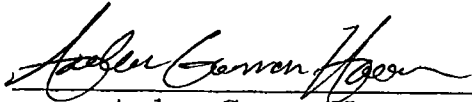
WITNESS my hand and official seal.



Signature



(Seal)



Andrew Gorman Hoover

State of _____)
 :SS.
County of _____)

This instrument was acknowledged before me on the ____ day of _____, 2023, by ANDREW GORMAN HOOVER.

(Signature of Notarial Officer)

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PLEASE SEE ATTACHED
ACKNOWLEDGMENT/JURAT
FROM NOTARY PUBLIC

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ACKNOWLEDGMENT

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State of California
County of San Mateo)

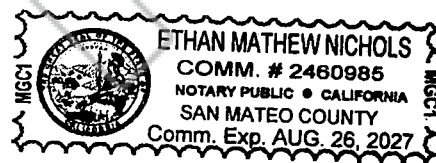
On December 14th, 2023 before me, Ethan Mathew Nichols, Notary Public,
(insert name and title of the officer)

personally appeared Andrew Gorman Hoover
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  (Seal)



Hilary Hoover Keller
Hilary Hoover Keller, formerly
known as Hilary Elizabeth Hoover

State of _____)
 :SS.
County of _____)

This instrument was acknowledged before me on the ____ day of _____, 2023, by HILARY HOOVER KELLER, formerly known as HILARY ELIZABETH HOOVER.

(Signature of Notarial Officer)

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PLEASE SEE ATTACHED
ACKNOWLEDGMENT/JURAT
FROM NOTARY PUBLIC

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ACKNOWLEDGMENT

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State of California
County of San Mateo)

On December 14th, 2023 before me, Ethan Mathew Nichols, Notary Public,
(insert name and title of the officer)

personally appeared Hillary Hoover Keller
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  (Seal)

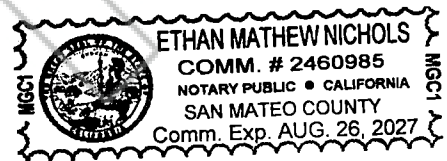


EXHIBIT "A"

ZCPOA PARCEL
APN: 1318-10-310-097

(See Next Page)

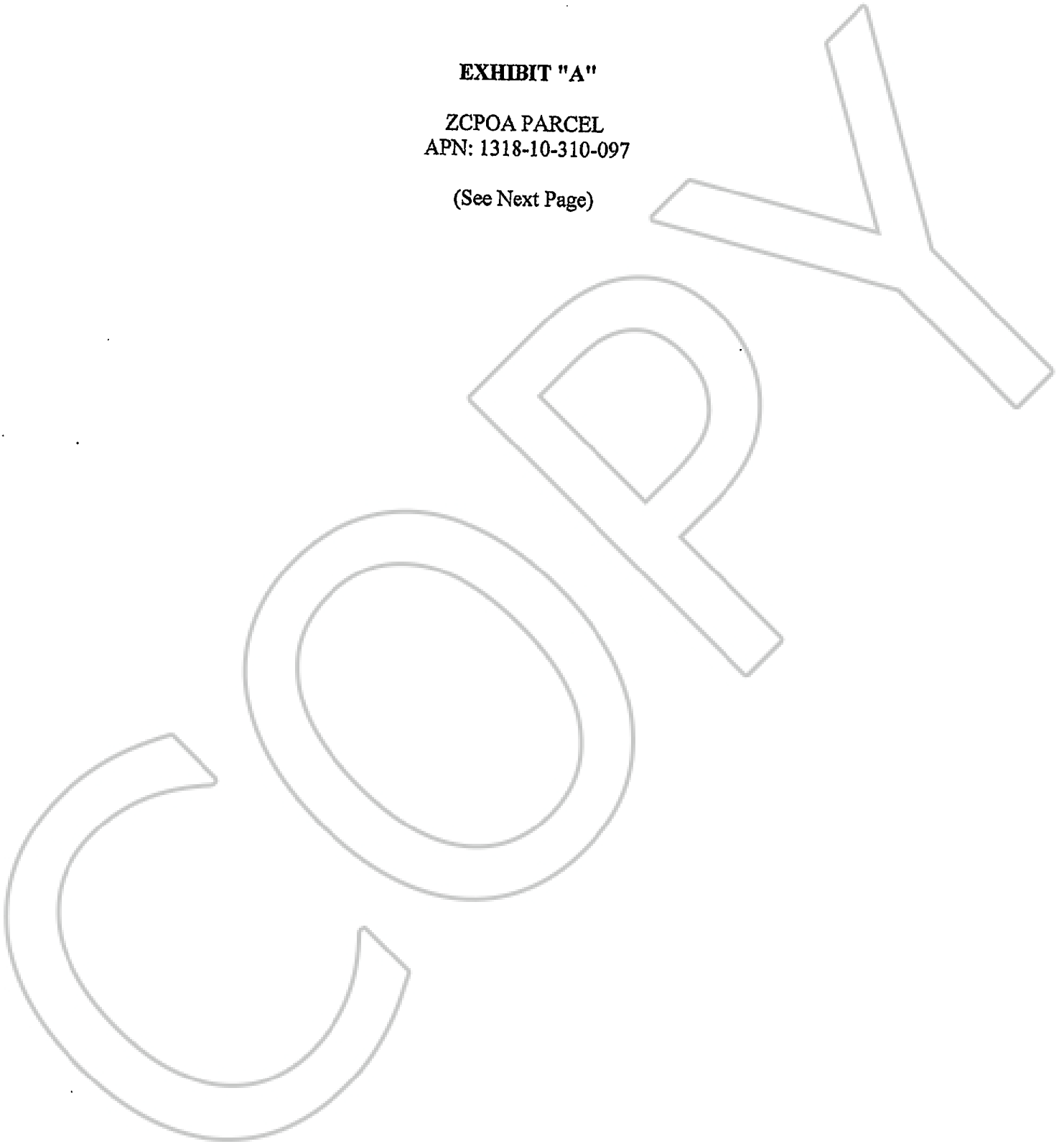


EXHIBIT "A"

August 30, 2018
12129

**BEACH AREA RESULTANT
DESCRIPTION**

All that real property situate in the County of Douglas, State of Nevada, described as follows:
All that portion of the Southwest $\frac{1}{4}$ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

All that Parcel of land described in that Quitclaim Deed filed for record on April 1st, 2010 as document number 0761399.

Excepting there from all that portion of the Southwest $\frac{1}{4}$ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

Beginning at the Northwest corner of Lot 7, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;

thence North $06^{\circ}44'00''$ East 38.39 feet, more or less, to a point on the Southerly Face of a boulder and rock wall;

thence along said Southerly Face the following twelve (12) courses:

South $47^{\circ}21'03''$ East 20.45 feet;
South $75^{\circ}41'40''$ East 30.57 feet;
South $15^{\circ}43'38''$ East 7.57 feet;
North $89^{\circ}13'35''$ East 21.81 feet;
South $89^{\circ}13'24''$ East 24.00 feet;
North $84^{\circ}05'27''$ East 17.22 feet;
North $75^{\circ}55'38''$ East 28.36 feet;
North $75^{\circ}55'31''$ East 47.84 feet;
North $72^{\circ}19'01''$ East 9.06 feet;
North $68^{\circ}44'53''$ East 17.61 feet;
North $68^{\circ}44'42''$ East 25.45 feet;
North $65^{\circ}55'47''$ East 47.05 feet;

thence leaving said Southerly Face of boulder and rock wall South $28^{\circ}32'00''$ East 15.98 feet to the Northeast corner of Lot 4, Block F, as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;

thence along said Block F South $67^{\circ}53'00''$ West 75.00 feet;

thence South $70^{\circ}44'00''$ West 150.00 feet;

thence North $72^{\circ}38'00''$ West 80.00 feet to the Point of Beginning.

The Basis of Bearing for this description is that Record of Survey, filed for record on January 16, 1991 as Document Number 242996.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

EXHIBIT "B"

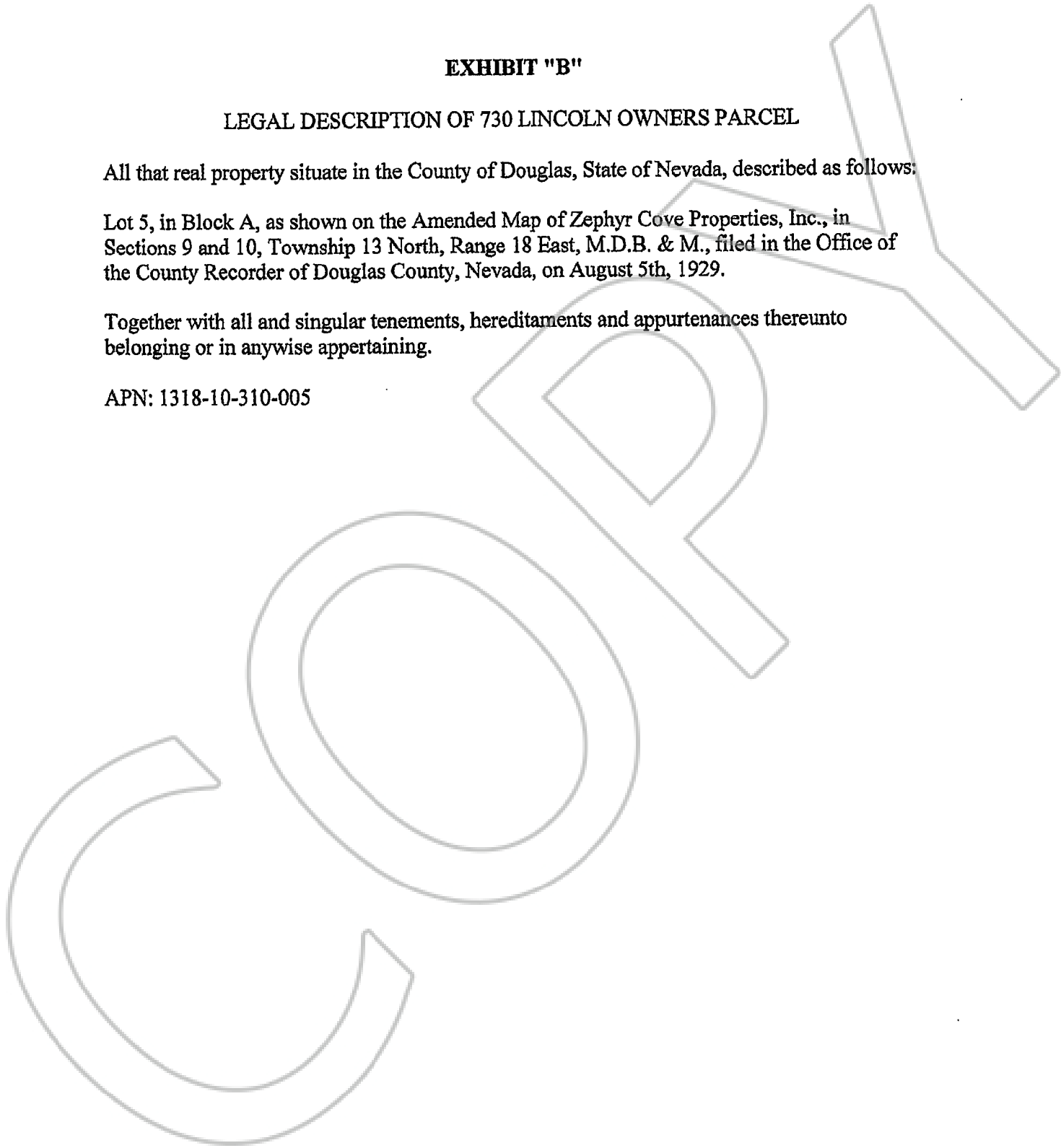
LEGAL DESCRIPTION OF 730 LINCOLN OWNERS PARCEL

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 5, in Block A, as shown on the Amended Map of Zephyr Cove Properties, Inc., in Sections 9 and 10, Township 13 North, Range 18 East, M.D.B. & M., filed in the Office of the County Recorder of Douglas County, Nevada, on August 5th, 1929.

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

APN: 1318-10-310-005



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) ⁰⁹⁷
 a) 1318-10-310-086
 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 Beach Area

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000-
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 1000-
 Real Property Transfer Tax Due: \$ 3.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Quitclaim of any interest in parcel owned by Zephyr Cove Property Owners Association to recognize and confirm true status of ownership. *JA*

5. Partial Interest: Percentage being transferred: _____ %

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 Julia Sorensen Lund, Trustee Capacity _____ Grantor

Signature _____ Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Julia Sorensen Lund, Trustee, et al.
 Address: 5705 N. 208th Street
 City: Elkhorn
 State: Nebraska Zip: 68022

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Zephyr Cove Property Owners Assoc.
 Address: P.O. Box 454
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: Jennifer Quashnick, Gordon Consulting, Inc. Escrow # _____
 Address: P.O. Box 4470
 City: Stateline State: Nevada Zip: 89449-4470

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