

**Assessor's Parcel No. 1418-10-602-002
RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Peter Adamco, Esq.
P.O. Box 1564
Zephyr Cove, NV 89448



SHAWNYNE GARREN, RECORDER E07

MAIL TAX STATEMENT TO:

David A. Kingman
P.O. Box 209
Glenbrook, NV 89413

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Match Point Properties, LLC a Nevada Limited Liability Company ("Grantor"), by and through its Manager, David A. Kingman, for no consideration paid, grants and quitclaims to THE D. A. KINGMAN FAMILY TRUST dated January 16, 2024, David Arthur Kingman, Trustee ("Grantee"), all right, title and interest in that certain real property in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated by this reference, together with all restrictions as contained in that certain Parcel Map recorded on June 25, 1980, in Book 680, at Page 2532, as Document 45689, including the following restriction:

Parcel 3 to be utilized for tennis court and related recreational uses only.

APN: 1418-10-602-002

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances water rights and easements thereon or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold the said premises unto Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 26th day of March, 2024.

Grantor:

MATCH POINT PROPERTIES, LLC

By: 
DAVID A. KINGMAN, Manager

STATE OF NEVADA)
 :SS.
COUNTY OF DOUGLAS)

On March 26, 2024 before me, PETER P. ADAMCO, personally appeared David A. Kingman, personally known to me (or proved to me 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 behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Peter P. Adamco
NOTARY PUBLIC



EXHIBIT "A"

All that certain real property situated in Town of Glenbrook, County of Douglas, State of Nevada, described as follows:

A portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, and the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 14 North, Range 18 East, M.D.B.&M., being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 3, as shown on that certain Parcel Map recorded June 25, 1980, in Book 680, at Page 2532, as Document 45689, thence South $00^{\circ}35'51''$ West 86.50 feet; thence North $7^{\circ}50'34''$ West 185.00 feet; thence North $30^{\circ}39'05''$ West 197.06 feet; thence North $72^{\circ}32'41''$ West 240.00 feet; thence North $12^{\circ}01'34''$ East 56.25 feet; thence North $04^{\circ}26'43''$ East 187.89 feet; thence South $77^{\circ}41'08''$ East 368.05 feet; thence North $49^{\circ}05'08''$ East 176.99 feet; thence South $00^{\circ}34'41''$ West 441.82 feet to the Point of Beginning.

Said parcel being Parcel 3 of the Parcel Map recorded on June 25, 1980, in Book 680, at Page 2532, as Document 45689 and a portion of Lot V, as set forth on the Map of GLENBROOK UNIT NO. 2, recorded on May 26, 1978, as Document 21216, Official Records of Douglas County, State of Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1418-10-602-002
 - 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 Racquet Club

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust-off</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 # 7
 - b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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 _____ Capacity Grantor

Signature _____ Capacity Grantee

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

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

Print Name: David A. Kingman
 Address: P.O. Box 209
 City: Glenbrook
 State: NV Zip: 89413

Print Name: David Arthur Kingman, Trustee
 Address: P.O. Box 209
 City: Glenbrook
 State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Peter P. Adamco, Esq. Escrow # _____

Address: P.O. Box 1564

City: Zephyr Cove State: NV Zip: 89448

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