

APN 1418-34-110-047

1296 Highway 50

Glenbrook, NV 89413

(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. 2217407

Stewart Title Company, Reno, NV

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

Notice is hereby given that the Nevada Division of State Lands ("Seller") has transferred **657 square feet of Class 1a, Restored Soft land coverage** (hereafter "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" Grant, Bargain, and Sale Deed **Douglas County Document #2020-956574** attached hereto.

Seller has retained an Option to Repurchase any portion of the 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 Coverage. The option term shall be for 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 Coverage are more particularly set forth in the "Purchase and Sale Agreement and Joint Escrow Instructions" dated **January 8, 2024**, executed by Seller and the Owner ("Agreement").

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

The Agreement provides, among other things, that the 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 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**.

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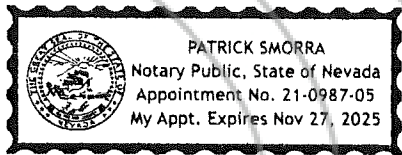
SELLER: NEVADA DIVISION OF STATE LANDS

By: Charles Donohue Date: 3/11/2024
CHARLES DONOHUE
Administrator and State Lands Registrar

STATE OF NEVADA)
) ss
CARSON CITY)

On this 11TH day of MARCH, 2024, 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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

State of California)
County of San Francisco)

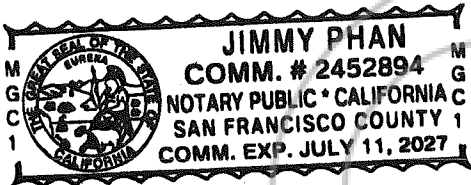
On January 29, 2024 before me, Jimmy Phan, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Laurie K. Steele
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Notice of Transfer Document Date: _____
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____