

APN's: 1318-10-310-004 and 1318-10-310-097



SHAWNYNE GARREN, RECORDER

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

Todd A. Bader, Esq.
BADER & RYAN, LTD.
232 Court Street
Reno, Nevada 89501

SEND TAX STATEMENTS TO:

Zephyr Cove Property Owners Association
c/o Bret Goodman
P.O. Box 454
Zephyr Cove, Nevada 89448
(As to APN 1318-10-310-097)

QUITCLAIM DEED

THIS INDENTURE is made as of the 29th day of Nov., 202³4, by and between ZEPHYR COVE PROPERTY OWNERS ASSOCIATION, a Nevada non-profit corporation ("ZCPOA"), and JOHN GOLDSMITH and DIAHNN GOLDSMITH, Trustees of THE GOLDSMITH FAMILY TRUST, dated August 19, 2010, as amended December 17, 2019 (as to an undivided 95% interest), and LYNN E. SCOTT-SMITH (as to an undivided 5% interest) as tenants in common (collectively "GOLDSMITH/SCOTT-SMITH").

WITNESSETH

ZCPOA and GOLDSMITH/SCOTT-SMITH 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"). GOLDSMITH/SCOTT-SMITH is the owner of that certain real property described in Exhibit "B" attached hereto and incorporated herein (the "GOLDSMITH/SCOTT-SMITH Parcel").

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, JOHN GOLDSMITH and DIAHNN GOLDSMITH, Trustees of THE GOLDSMITH FAMILY TRUST, dated August 19, 2010, as amended December 17, 2019 (as to an undivided 95% interest), and LYNN E. SCOTT-SMITH (as to an undivided 5% interest), do hereby QUITCLAIM AND CONVEY, to ZCPOA, and to its heirs, successors and assigns, all

Signed in counterpart

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.

"GOLDSMITH/SCOTT-SMITH"

THE GOLDSMITH FAMILY TRUST,
dated August 19, 2010, as amended
December 17, 2019

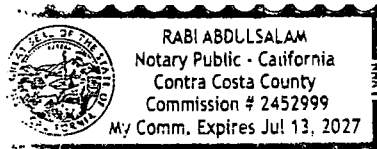
By: John Goldsmith
John Goldsmith, Trustee

By: Diahnn Goldsmith
Diahnn Goldsmith, Trustee

State of State of California)
County of County of Contra Costa) ss.

This instrument was acknowledged before me on 16th April, 2024, by JOHN GOLDSMITH, as Trustee of THE GOLDSMITH FAMILY TRUST, dated August 19, 2010, as amended December 17, 2019.

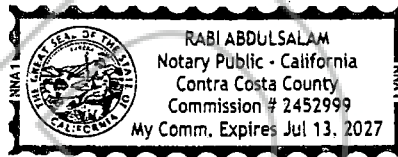
[Signature]
(Signature of Notarial Officer)



State of _____)
State of Californias.
County of County of Contra Costa

This instrument was acknowledged before me on 16th April, 2024, by DIAHNN GOLDSMITH, as Trustee of THE GOLDSMITH FAMILY TRUST, dated August 19, 2010, as amended December 17, 2019.

[Signature]
(Signature of Notarial Officer)



Lynn E. Scott-Smith

State of _____)
:ss.
County of _____)

This instrument was acknowledged before me on _____, 2024, by LYNN E. SCOTT-SMITH.

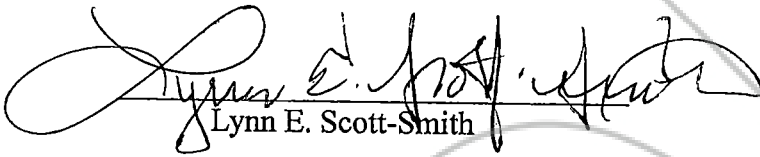
(Signature of Notarial Officer)

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 _____)
:ss.
County of _____)

This instrument was acknowledged before me on _____, 2023, by DIAHNN GOLDSMITH, as Trustee of THE GOLDSMITH FAMILY TRUST, dated August 19, 2010, as amended December 17, 2019.

(Signature of Notarial Officer)


Lynn E. Scott-Smith

State of _____)
:ss.
County of _____)

This instrument was acknowledged before me on _____, 2023, by LYNN E. SCOTT-SMITH.

(Signature of Notarial Officer)

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.

CALIFORNIA 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 Los Angeles }
On 11/29/23 before me, Kristine Martinez, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Lynn Elizabeth Scott - Smith
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: QUITCLAIM DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Partner – Limited General Partner – Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF ZCPOA PARCEL

All that Parcel of land described as Exhibit "E" in that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018 as Document Number 2018-923016.

(See Following Page)

APN: 1318-10-310-097

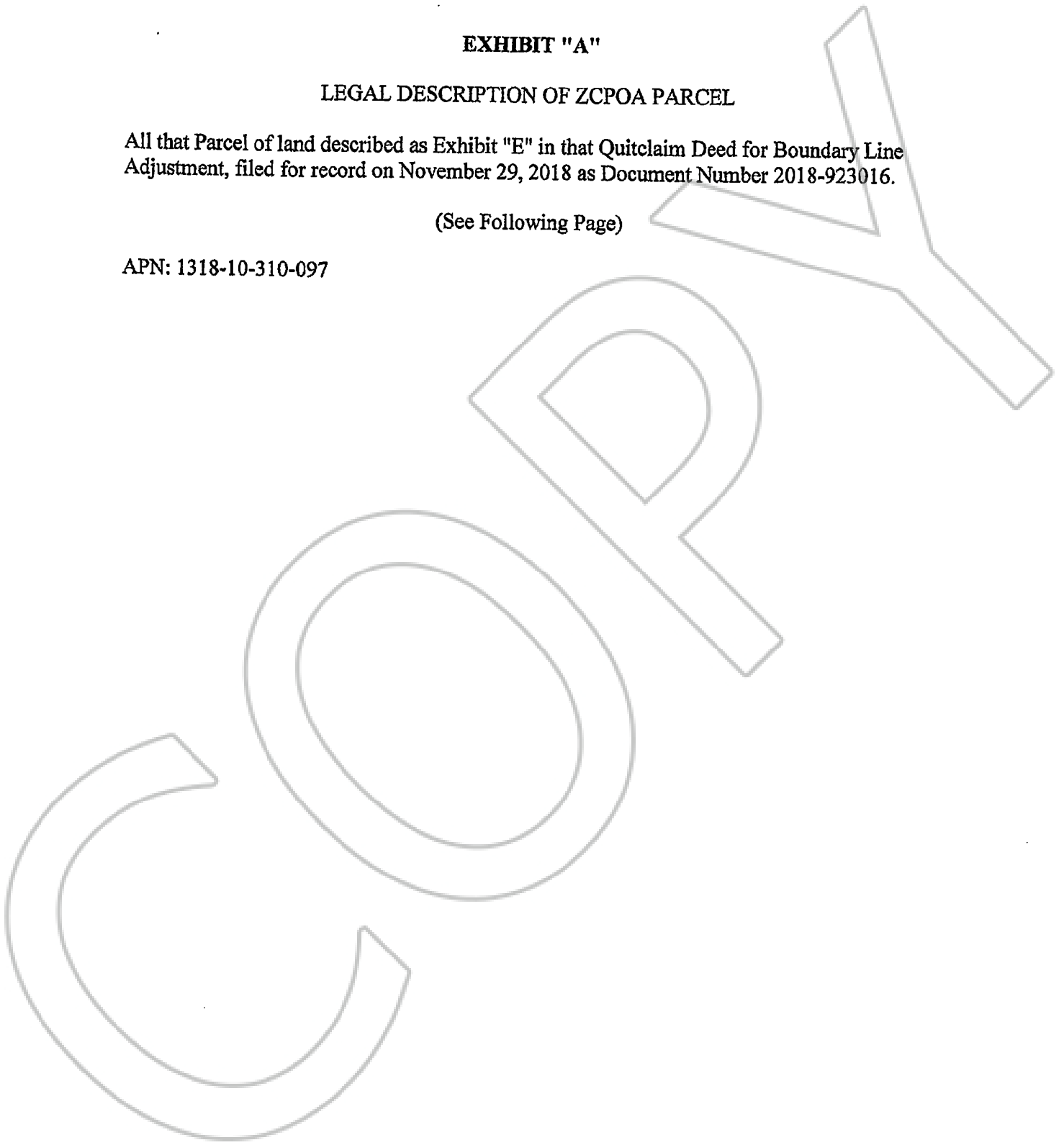


EXHIBIT "E"
ADJUSTED PARCEL 1
BEACH AREA RESULTANT
DESCRIPTION

August 30, 2018
12129

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

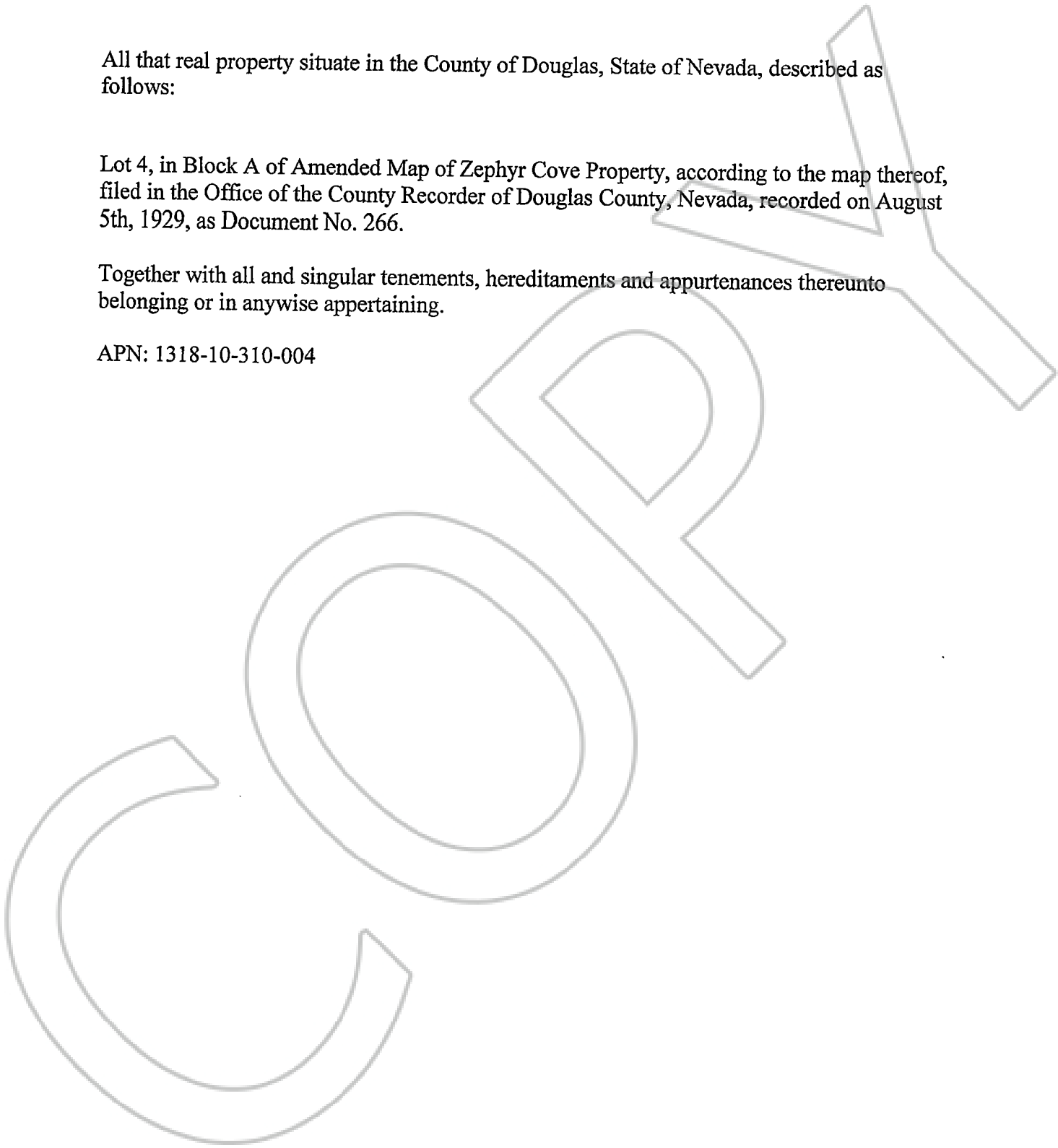
EXHIBIT "B"

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

Lot 4, in Block A of Amended Map of Zephyr Cove Property, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 5th, 1929, as Document No. 266.

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

APN: 1318-10-310-004



State of Nevada }
 County of Ormsby } SS

I, E.H. Sweetland, do hereby certify that this map, as amended, is a true and accurate plat of the land surveyed by me and laid out into blocks, lots and streets at the instance of the Zephyr Cove Properties Inc.; that the location of the blocks, lots and streets, as amended, have been established in accordance with the law as shown hereon.
 That the land subdivided lies wholly in the NE 1/4 of the SW 1/4 of Sec 10, T.13N., R.18E.
 The survey was completed on May 9, 1927.

Subscribed and sworn to before me this 21st day of August 1927.
 E.H. Sweetland
 Robert Public.
 My commission expires July 21st 1931.

AMENDED MAP
 OF
 ZEPHYR COVE PROPERTY
 IN
 SECTION 10, T.13N., R.18E.

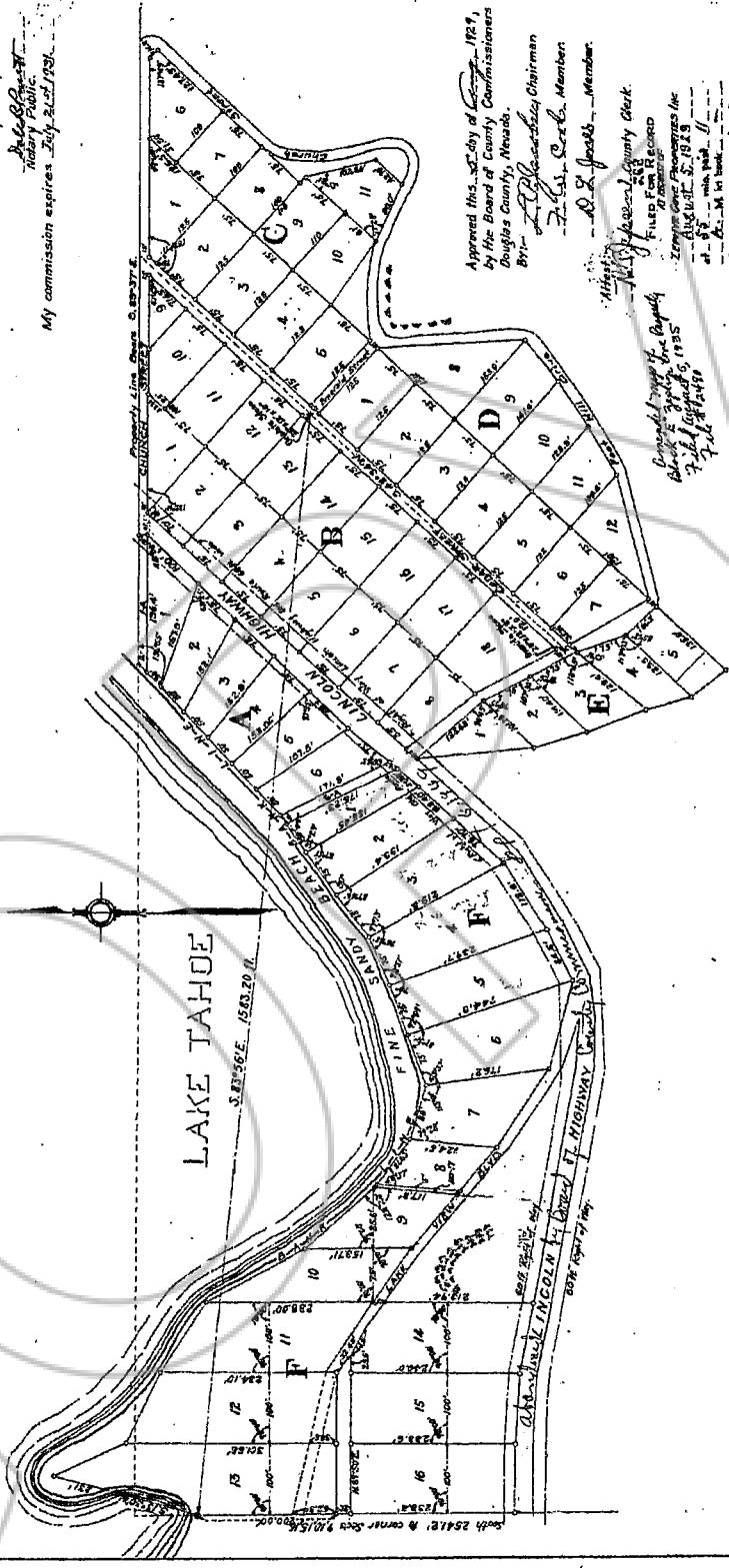
Owned By ZEPHYR COVE PROPERTIES INC.
 Amended Survey By E.H. Sweetland.
 Scale 1" = 80 feet.

This is to certify that the Zephyr Cove Properties Inc. is the owner of the pieces of land represented on this map or plat, as amended, namely part of the S.W. 1/4 of Section 10, T.13N., R.18E. and that the same is hereby set apart in compliance with and under the provisions of "An act authorizing owners of land to lay out and plat such land into blocks, lots, streets etc., and providing for approval and filing of maps and plats thereof," Approved March 31st 1905 and Amended Feb. 24th 1921.

In Witness Whereof, the owner has caused its name to be hereof affixed, this 5th day of August 1927.

ZEPHYR COVE PROPERTIES, INC.
 E.H. Sweetland, President

J. S. Kearney
 Secretary
 Subscribed and sworn to before me this 5th day of August 1927.
 Robert Public.
 My commission expires July 21st 1931.



Approved this 5th day of August 1927,
 by the Board of County Commissioners
 Douglas County, Nevada.
 B. L. P. Boardman, Chairman
 J. L. C. C. Member
 D. S. Jacobs, Member

Filed for Record
 August 5, 1927
 Zephyr Cove Properties Inc.
 Filed for Record
 August 5, 1927
 E.H. Sweetland

DOCUMENT #000266

DRAWING NUMBER
 Zephyr Cove Property

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-310-004
 b) 1318-10-310-097
 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: _____	

3. Total Value/Sales Price of Property: \$1,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$3.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 John Goldsmith Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: The Goldsmith Family Trust, John Goldsmith, Tee
 Address: 2894 San Carlos Drive
 City: Walnut Creek
 State: California Zip: 94598

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)