

APN: 1418-34-110-047  
R.P.T.T.: -0-  
[NRS 375.090, Subsection 5].

When Recorded Return To:  
Freshwater Cove, LLC  
538 W. Clearview Drive, Unit 207  
Carson City, NV 89703  
Attn: Alexander Steele, Manager

Mail Tax Statements To:  
Freshwater Cove, LLC  
538 W. Clearview Drive, Unit 207  
Carson City, NV 89703  
Attn: Alexander Steele, Manager

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

F. B. Steele and Laurie K. Steele, Trustees of the Steele Family Trust dated May 22, 2017,

do(es) hereby Grant, Bargain, Sell and Convey to

Freshwater Cove, LLC, a Delaware limited liability company

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

Lots 11 & 12, in Block A, of Lincoln Park, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 7<sup>th</sup>, 1921, as Document No. 305.

Assessor's Parcel No.: 1418-34-110-047

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

*[Signatures on following page]*

Dated this 16<sup>th</sup> day of May, 2024

Steele Family Trust dated May 22, 2017

By: [Signature]  
Fredrick B Steele, aka F.B. Steele, Trustee

By: [Signature]  
Laurie K. Steele, Trustee

**ACKNOWLEDGMENT**

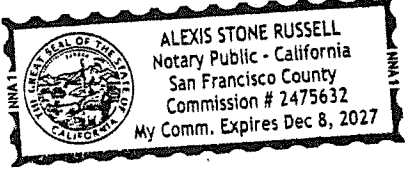
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SAN FRANCISCO

On May 16, 2024, before me, Alexis Stone Russell [Notary Public], personally appeared FREDRICK B. Steele [also known as F. B. STEELE], and LAURIE K. STEELE, 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] (Seal)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1418-34-110-047  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>5/20/24 Trust OK~AB</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 from a trust without consideration Trustees and LLC members are the same

5. Partial Interest: Percentage being transferred: 100.0 %

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 [Signature] Capacity Fredrick B Steele, Grantor

Signature Alex Steele Capacity Alexander Steele, Grantee

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

Print Name: Steele Family Trust dated May 22, 2017  
Address: 45 19th Avenue  
City: San Francisco  
State: CA Zip: 94121

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

Print Name: Freshwater Cove, LLC  
Address: 538 Clearview Drive, Unit 207  
City: Carson City  
State: Nevada Zip: 89703

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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