DOUGLAS COUNTY, NV

2024-1008315

RPTT:\$0.00 Rec:\$40.00 \$40.00 Pas=2

05/20/2024 12:27 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E07

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 7th, 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 day of May, 2024
Steele Family Trust dated May 22, 2017
By: Fredrick B Steele, aka F.B. Steele, Trustee
By: Laurie K. Steele, Trustee
ACKNOWLEDGMENT
ACINIO WEST CONTEST
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 10, 2024, before me, [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 is 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
ALEXIS STONE RUSSELL Notary Public - California San Francisco County Commission # 2475632 My Comm. Expires Dec 8, 2027

DECLARATION OF VALUE 1. Assesso Parcel Number(s) a) 1418-34-110-047 b) c) dd dd 2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2.4 Plex e) Apt. Bidg f) Comm'l/Ind'l g) Agricultural h) Mobile Home i) Other 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 Reson for Exemption: Transfer from a trust without consideration **Transfer Tax Value: 5. Partial Interest: Percentage being transferrect: 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 dissillowance 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 or provided herein. Furthermore, the parties agree that dissillowance 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	STATE OF NEVADA	
a) 1418-34-110-047 b)	DECLARATION OF VALUE	
2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Apt. Bldg f) Comm'l/Ind'l BOOK PAGE DATE OF RECORDERS OPTIONAL USE ONLY BOOK PAGE DATE OF RECORDERS OPTIONAL USE ONLY BOOK PAGE DATE OF RECORDING NOTES. 5/20/24 Trust Ok-AB 3. Total Value/Sales Price of Property: Deed in Lieu of Forcelosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption: Transfer from a trust without consideration Members of the Canal States of		\wedge
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City: San Francisco State: CA Zip: 94121 State: Nevada Zip: 89703 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Address: City: State: Zip:	Address: 45 19th Avenue	
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Address: City: State: Zip:		
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Address: City: State: Zip:	State: CA Zip: 94121	State: Nevada Zip: 89703
(required if not the seller or buyer) Print Name: Escrow # Address: City: State: Zip:	GOVERNMENT OF THE PROPERTY OF THE OFFICE AND THE	
Print Name:		
Address: City: State: Zip:		Farrage #
City: State: Zip:		ESCIOW #
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		
	(AS A PUBLIC RECORD THIS FORM	MAY BE RECORDED/MICROFILMED)