

A.P.N.: 1318-22-311-008
File No: 143-2674446 (et)
R.P.T.T.: \$13,650.00

When Recorded Mail To: Mail Tax Statements To:
Ashley Sansome
4740 Miners Cove Circle
Loomis, CA 95650

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sheldon L. Zimbler and Naomi Zimbler, Trustees of The Zimbler 2017 Trust dated
October 26 2017

do(es) hereby *GRANT, BARGAIN and SELL* to

Ashley Sansome, a single woman

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

Parcel No. 1:

Unit 108A-B as shown on the Map of Final Condominium Subdivision Map LDA 17-020 of TAHOE BEACH CLUB - PHASE 1, filed in the Office of the County Recorder of Douglas County, State of Nevada, on May 23, 2019, as Instrument No. 2019-929414 and as set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Tahoe Beach Club Condominiums recorded June 19, 2019 as Instrument No. 2019-930614 of Official Records in the Office of the Douglas County Recorder.

Parcel No. 2:

An undivided fractional interest in the common areas as set forth in that amended and restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Tahoe Beach Club Condominiums recorded June 19, 2019 as Instrument No. 2019-930614 of Official Records in the Office of the Douglas County Recorder.

Parcel No.3:

The exclusive right and easement of enjoyment in and to the limited common elements appurtenant to the unit to which they are allocated, as set forth in that amended and restated Declaration of Covenants, Conditions and Restrictions and

Reservation of Easements for Tahoe Beach Club Condominiums recorded June 19, 2019 as Instrument No. 2019-930614 of Official Records in the Office of the Douglas County Recorder.

Parcel No.4:

A non-exclusive easement for ingress and egress over the general common area as set forth in that certain Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Tahoe Beach Club Condominiums recorded June 19, 2019 as Instrument No. 2019-930614 of Official Records in the Office of the Douglas County Recorder.

Parcel No.5:

A non-exclusive easement for ingress and egress recorded November 07, 2018 in a Reciprocal Access Easement Agreement in Book N/A as Instrument No. 2018-921866 of Official Records in the Office of the Douglas County Recorder.

Parcel No.6:

A non-exclusive easement for ingress and egress to the beach area, and for passive and active beach recreation, recorded June 19, 2019 in a Beach Use and Access Agreement as instrument 2019-930632 of Official Records in the Office of the Douglas County Recorder.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Sheldon L. Zimbler and Naomi Zimbler, Trustees
of The Zimbler 2017 Trust dated October 26
2017

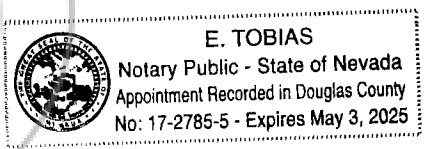
Sheldon L. Zimbler, Trustee
Sheldon L. Zimbler, Trustee

Naomi Zimbler, Trustee
Naomi Zimbler, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 5.20.21 by
Sheldon L. Zimbler and Naomi Zimbler, Trustees .

[Signature]
Notary Public
(My commission expires: 5.3.25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2674446.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-22-311-008
 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$3,500,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$3,500,000.00
 d) Real Property Transfer Tax Due \$13,650.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Zimbler 2017 Trust

Print Name: Ashley Sansome

Address: 2331 Iron Square Dr

Address: 4740 Miners Cove Circle

City: Reno

City: Loomis

State: NV Zip: 89521

State: CA Zip: 95650

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Print Name: Company

File Number: 143-2674446 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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