

RECORDING REQUESTED BY

LEBEAU-THELEN, LLP

WHEN RECORDED MAIL TO:

Bernard G. LeBeau III
LeBeau-Thelen, LLP
Post Office Box 12092
Bakersfield, CA 93389-2092

DOUGLAS COUNTY, NV 2024-1008556

Rec:\$40.00

Total:\$40.00

05/28/2024 03:46 PM

LAW OFFICES OF LE BEAU

Pgs=4



00182055202410085560040044

SHAWNYNE GARREN, RECORDER

E09

MAIL TAX STATEMENTS TO:

747 Lincoln Hwy LLC
c/o Greg & Tracey Lince, Managers
P.O. Box 11611
Zephyr Cove, NV 89448

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$.....-0*.....

*Transfer to an LLC wherein the Grantors are all of the members of the entity and hold the same proportionate share in the entity that they hold in the real property. R & T §11925

..... Computed on the consideration or value of property conveyed; OR

..... Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax -- LeBeau-Thelen, LLP

QUITCLAIM DEED

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

Gregory Lince and Tracey Lince, husband and wife as joint tenants with right of survivorship

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

747 Lincoln Hwy LLC, a Nevada limited liability company

the following described real property in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Legal Description attached hereto as Exhibit "A" and incorporated herein by reference

APN: 1318-10-310-030

Address: 747 Lincoln Hwy., Zephyr Cove, Nevada

Dated: 3/21, 2024

Gregory Lince
Gregory Lince

Dated: 3/14, 2024

Tracey Lince
Tracey Lince

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 KERN)

On March 21, 2024, before me, Marianne Harbin, Notary Public, personally appeared Gregory Lince, who proved to me 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 behalf of which the person 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 Marianne Harbin



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 KERN)

On March 14, 2024, before me, Marianne Harbin, Notary Public, personally appeared Tracey Lince, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person 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 Marianne Harbin



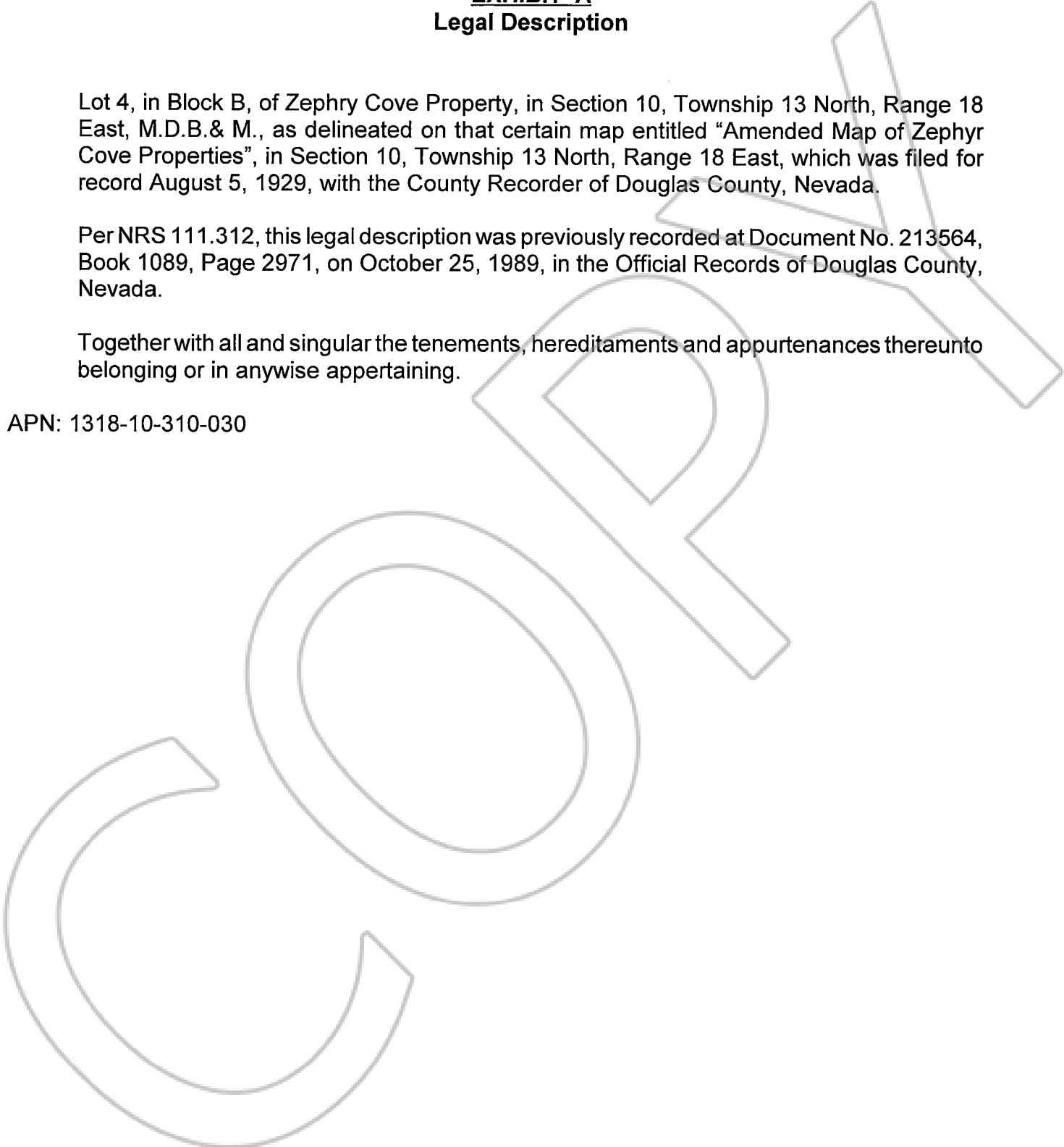
EXHIBIT A
Legal Description

Lot 4, in Block B, of Zephyr Cove Property, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Properties", in Section 10, Township 13 North, Range 18 East, which was filed for record August 5, 1929, with the County Recorder of Douglas County, Nevada.

Per NRS 111.312, this legal description was previously recorded at Document No. 213564, Book 1089, Page 2971, on October 25, 1989, in the Official Records of Douglas County, Nevada.

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

APN: 1318-10-310-030



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-10-310-030
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>5/28/24</u> <u>AR</u>	
Notes: <u>Operator agr. ok</u>	

3.a. Total Value/Sales Price of Property \$ -0-
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 9
 b. Explain Reason for Exemption: Transfer to a business entity of which Grantors are 100% owners.

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 Gregory Lince Capacity: Grantor/Grantee
 Signature J Lince Capacity: Grantor/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gregory & Tracey Lince
 Address: 1550 James Road
 City: Bakersfield
 State: CA Zip: 93308

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: 747 Lincoln Hwy LLC
 Address: P.O. Box 11611
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Bernard G. LeBeau III Escrow # None
 Address: LeBeau-Thelen, LLP P.O. Box 12092
 City: Bakersfield State: California Zip: 93389-2092