

APN: 1318-10-310-021
R.P.T.T.: \$5,167.50
Escrow No.: 24043842-DR
When Recorded Return To:
Breezy Wrighter LLC
c/o MCAM Properties, LLC, 18665 Castle
Lake Drive
Morgan Hill, CA 95037

Mail Tax Statements to:
Breezy Wrighter LLC
c/o MCAM Properties, LLC, 18665 Castle
Lake Drive
Morgan Hill, CA 95037

DOUGLAS COUNTY, NV **2024-1012202**
RPTT:\$5167.50 Rec:\$40.00
\$5,207.50 Pgs=3 **09/13/2024 11:38 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard A. Johnson and Rebecca K. Phillipsen, Trustees of The Johnson/ Phillipsen 2015 Trust

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

Breezy Wrighter LLC, a California Limited liability Company

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 5th day of September, 2024.

The Johnson/ Phillipsen 2015 Trust

BY: Richard A. Johnson
Richard A. Johnson, Trustee

BY: Rebecca K. Phillipsen
Rebecca K. Phillipsen, Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 5 day of September, 2024 by Richard A. Johnson, as Trustee and Rebecca K. Phillipsen, as Trustee of The Johnson/ Phillipsen 2015 Trust.

Dena Reed
Notary Public

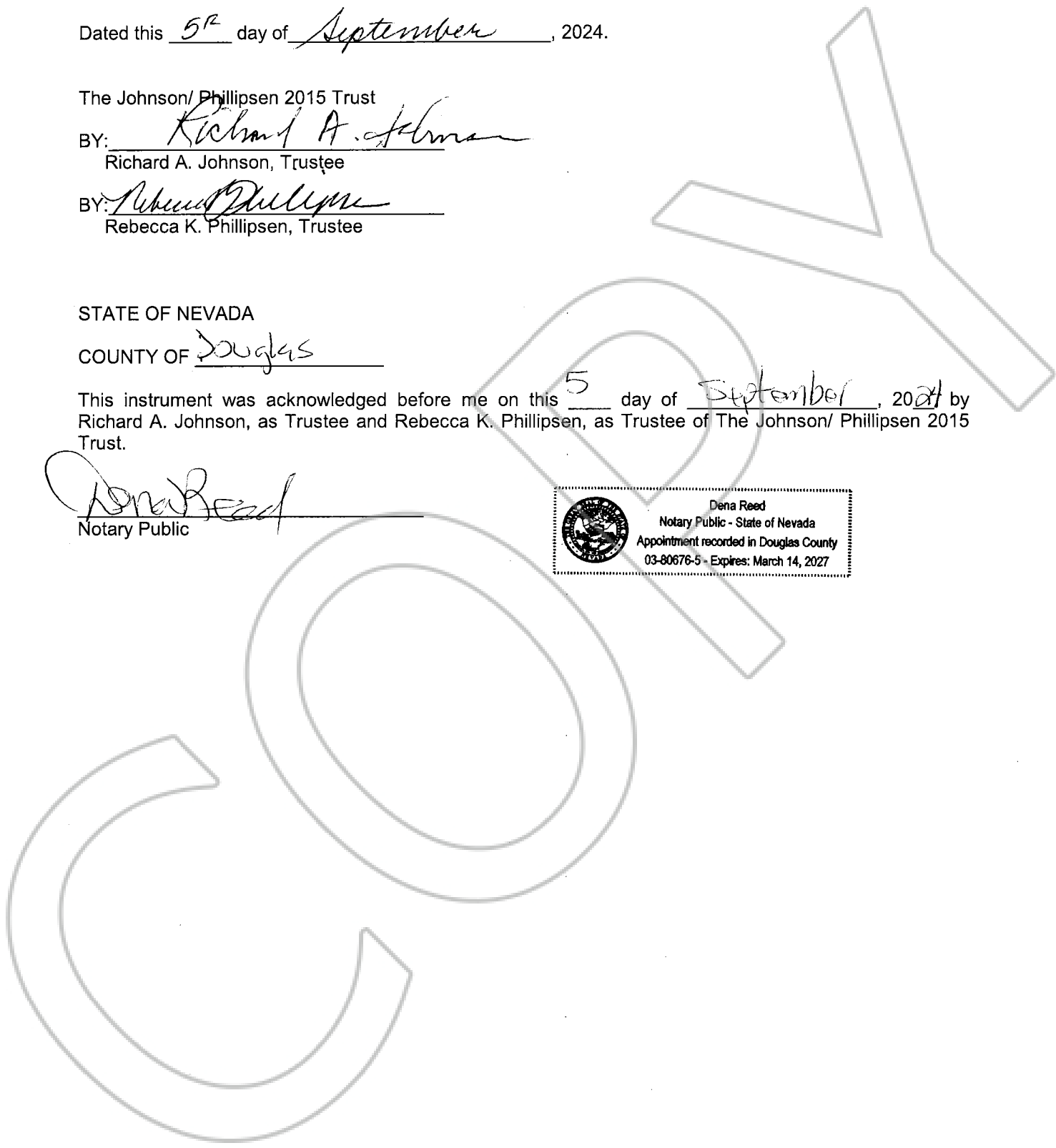


EXHIBIT "A"

The Easterly portion of that certain parcel of land as set forth in Deed dated August 5, 1946, recorded in Book "X" of Deeds, Page 571, records of Douglas County, Nevada, said easterly portion being more particularly described as follows:

Being that certain lot or parcel of land lying in a portion of Block "F" as shown on the amended map of Zephyr Cove Properties Subdivision at Lake Tahoe, and which map is made of record at the Court House in Minden, Douglas County, Nevada, said parcel being more particularly described by metes and bounds as follows, to-wit:

Beginning at a point at the northwest corner of the parcel and on the southwesterly right of way line of Lake View Boulevard, said point being further described as bearing South 50°06' East a distance of 190.70 feet and South 46°25' East a distance of 113.40 feet from the northeast corner of Lot 14, Block "F" of said Zephyr Cove Properties Subdivision; thence from the point of beginning South 46°25' East along the southwesterly side of Lake View Boulevard a distance of 43.80 feet to a point; thence South 68°44' East along the Southerly side of said boulevard a distance of 150.00 feet to a point at the intersection of said Lake View Boulevard with the north side of the old Lincoln Highway; thence North 88°27' West, along the north side of said Lincoln Highway a distance of 87.40 feet to a point; thence North 81°08' West along the North side of said Lincoln Highway a distance of 88.60 feet to a point at the southwest corner of the parcel; thence North 2° 51' East along the West side of the parcel a distance of 69.40 feet to the point of beginning.

The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Douglas County, Nevada on January 13, 1988, as Document No. 170727, Official Records

APN: 1318-10-310-021

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-10-310-021
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$1,325,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,325,000.00
 d. Real Property Transfer Tax Due: \$5,167.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Richard A. Johnson* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Richard A. Johnson and Rebecca K. Phillipsen, Trustees of The Johnson/
 Print Name: Phillipsen 2015 Trust
 Address: PO Box 1844
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Breezy Wrighter LLC
 Address: c/o MCAM Properties, LLC, 18665 Castle Lake Drive
 City: Morgan Hill
 State: California Zip: 95037

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043842-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703