

**APNs: 123-071-36, 123-071-37,
and 123-071-39**

RECORDING REQUESTED BY:
Lake Tahoe Partners, LLC
4104 North Thanksgiving Way #300
Lehi, Utah 84043

**WHEN RECORDED MAIL TO AND
MAIL PROPERTY TAX STATEMENTS TO:**
Lake Tahoe Partners, LLC
4104 North Thanksgiving Way #300
Lehi, Utah 84043
Attn: Andrew Bybee

DOC #5553573

07/15/2025 02:21:39 PM
Electronic Recording Requested By
ARTISAN TITLE
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$699.05
Page 1 of 5

GRANT, BARGAIN, AND SALE DEED

Affirmation Statement: I the undersigned hereby affirm
That the attached document, including any exhibits, hereby
Submitted for recording does not contain the personal
information of any person or persons. (Per NRS 239B.030)

THIS INDENTURE WITNESSETH that EKN TAHOE LLC, a Delaware limited liability company, for
valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell
and Convey to LAKE TAHOE PARTNERS, LLC a Utah limited liability company all that real property
situated in the County of Washoe, State of Nevada, bounded and described as follows:

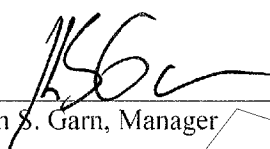
See Exhibit "A" attached hereto and by this reference incorporated herein;

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

(Signature and notarial acknowledgement appear on the following page.)

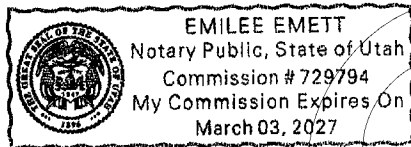
Witness my hand this 15th day of July 2025.

EKN TAHOE LLC, a Delaware limited liability company

By: 
Kevin S. Garn, Manager

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 15th day of July 2025 by Kevin S. Garn, a Manager of EKN Tahoe LLC, a Delaware limited liability company.




Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

The Land is described as follows:

PARCEL 1:

All that certain real property situate in Section 19, Township 16 North, Range 18 East, M.D.M., Washoe County, State of Nevada, more particularly described as follows:

A portion of Parcels 3 & 4 as described in Document No. 2710630, Washoe County, Official Records, more particularly described as follows:

The Basis of Bearings for this description is U.S. State Plane, NAD83/94, Nevada West Zone, Bearings shown hereon have been rotated 0°54'48" counter-clockwise from those described in said Document No. 2710630, Washoe County, Official Records.

Commencing at the Southwest corner of Lot 4 of said Section 19; thence along the Southerly line of said Section 19 South 89°11'12" East 522.38 feet to the South $\frac{1}{4}$ corner of said Section 19; thence along said Southerly line South 89°47'22" East 51.76 feet to the Westerly right-of-way line of Nevada State Highway 28; thence along said right-of-way line North 1°30'26" East 543.96 feet to the beginning of a tangent curve to the right having a radius of 2,040.00 feet; thence Northerly 183.16 feet along said curve through a central angle of 5°08'39" to the POINT OF BEGINNING of this description; thence leaving said right-of-way line North 89°47'22" West 167.00 feet; thence North 5°04'17" East 90.00 feet; thence South 89°47'22" East 90.00 feet; thence North 51°12'18" East 61.88 feet; thence South 89°47'22" East 39.97 feet to the right-of-way line of Nevada State Highway 28 and the beginning of a non-tangent curve to the left having a radius of 2,040.00 feet to which point a radial line bears North 79°41'51" West; thence Southerly 130.00 feet along said curve through a central angle of 3°39'04" to the Point of Beginning.

The above legal description was taken from prior Document No. 5227163.

APN: 123-071-36

PARCEL 2:

All that certain real property situate in Section 19, Township 16 North, Range 18 East, M.D.M., Washoe County, State of Nevada, more particularly described as follows:

A portion of Parcels 2, 3 & 4 as described in Document No. 2710630, Washoe County, Official Records, more particularly described as follows:

The Basis of Bearings for this description is U.S. State Plane, NAD83/94, Nevada West Zone, Bearings shown hereon have been rotated 0°54'48" counter-clockwise from those described in said Document No. 2710630, Washoe County, Official Records.

Commencing at the Southwest corner of Lot 4 of said Section 19; thence along the Southerly line of said Section 19, South 89°11'12" East 374.17; thence along a line parallel to the Westerly right-of-way line of Nevada State Highway 28, North 1°30'26" East 498.06 feet to the POINT OF BEGINNING of this

description, said point being the beginning of a tangent curve to the right having a radius of 2,352.94 feet; thence Northerly 563.30 feet along said curve through a central angle of $13^{\circ}43'00''$; thence North $15^{\circ}13'26''$ East 293.28 feet to a point on the 1/16 line of said Section 19; thence along said 1/16 line South $89^{\circ}53'44''$ East 198.45 feet to the Westerly right-of-way line of Nevada State Highway 28; thence along said right-of-way line South $15^{\circ}13'26''$ West 324.36 feet to a point marked by a concrete monument and the beginning of a tangent curve to the left having a radius of 2,040.00 feet; thence Southerly 175.22 feet along said curve through a central angle of $4^{\circ}55'17''$; thence leaving said right-of-way line North $89^{\circ}47'22''$ West 39.37 feet; thence South $51^{\circ}12'18''$ West 61.88 feet; thence North $89^{\circ}47'22''$ West 90.00 feet; thence South $5^{\circ}04'17''$ West 90.00 feet; thence South $11^{\circ}00'19''$ West 110.00 feet; thence South $7^{\circ}45'25''$ West 120.00 feet; thence North $89^{\circ}47'22''$ West 10.00 feet to the Point of Beginning.

The above legal description was taken from prior Document No. 5227163.

APN: 123-071-37

PARCEL 3:

All that certain real property situate in the County of Washoe, State of Nevada, lying within the Southeast $\frac{1}{4}$ (SE $\frac{1}{4}$) of Section Nineteen (19), Township Sixteen North (T16N), Range Eighteen East (R18E), Mount Diablo Base and Meridian (MDM), more particularly described as follows:

Beginning at the Southwest corner of Common Element as shown on the Common Open Space Condominium Tract Map No. 5287 of Granite Place, File No. 4856410, recorded October 5, 2018, of Official Records of Washoe County, State of Nevada, said point also being the easterly line of Wassou Road, a varied width roadway;

Thence continuing along the Easterly line of Wassou Road, North $01^{\circ}30'26''$ East, a distance of 498.06 feet;

Thence South $89^{\circ}47'22''$ East, a distance of 10.00 feet;

Thence North $07^{\circ}45'25''$ East, a distance of 120.00 feet;

Thence North $11^{\circ}00'19''$ East, a distance of 110.00 feet;

Thence South $89^{\circ}47'22''$ East, a distance of 167.00 feet to a point on the Westerly line of Nevada SR-28, a 80' wide public right-of-way;

Thence along said westerly line along the arc along the arc of a non-tangent curve to the left, radial to a bearing of South $83^{\circ}20'55''$ East, having a radius of 2,040.00 feet, through a central angle of $03^{\circ}06'13''$, a distance of 110.50 feet;

Thence departing said Westerly line along the arc of a non-tangent curve to the left, radial to a bearing of South $09^{\circ}36'46''$ West, having a radius of 12.00 feet, through a central angle of $98^{\circ}37'18''$, a distance of 20.66 feet;

Thence South $01^{\circ}06'36''$ West, a distance of 84.03 feet;

Thence North $88^{\circ}46'14''$ West, a distance of 49.86 feet;

Thence North $01^{\circ}34'06''$ East, a distance of 67.22 feet;

Thence along the arc of a tangent curve to the left, having a radius of 120.00 feet, through a central angle of $48^{\circ}45'03''$, a distance of 10.21 feet;

Thence North $30^{\circ}34'36''$ West, a distance of 19.74 feet;

Thence South $80^{\circ}17'12''$ West, a distance of 103.54 feet;

Thence South $07^{\circ}45'25''$ West, a distance of 42.24 feet;

Thence along the arc of a non-tangent curve to the left, radial to a bearing of North $60^{\circ}32'16''$ East, having a radius of 16.25 feet, through a central angle of $38^{\circ}26'01''$, a distance of 10.90 feet;

Thence along the arc of a non-tangent curve to the right, radial to a bearing of South $18^{\circ}44'43''$ West, having a radius of 58.31 feet, through a central angle of $73^{\circ}12'20''$, a distance of 74.50 feet;

Thence South $01^{\circ}58'07''$ West, a distance of 79.92 feet;

Thence along the arc of a tangent curve to the right, having a radius of 103.25 feet, through a central angle of $17^{\circ}00'39''$, a distance of 30.65 feet;

Thence along the arc of a reverse curve to the left, having a radius of 59.00 feet, through a central angle of $20^{\circ}19'15''$, a distance of 20.93 feet;

Thence South $01^{\circ}58'07''$ West, a distance of 80.03 feet;

Thence South $46^{\circ}58'08''$ West, a distance of 6.01 feet;

Thence South $01^{\circ}58'07''$ West, a distance of 31.96 feet;

Thence along the arc of a tangent curve to the left, having a radius of 34.50 feet, through a central angle of $80^{\circ}08'38''$, a distance of 48.26 feet;

Thence South $78^{\circ}10'31''$ East, a distance of 18.58 feet;

Thence South $82^{\circ}19'14''$ East, a distance of 48.68 feet;

Thence South $89^{\circ}12'00''$ East, a distance of 51.33 feet to a point on the Westerly line of Nevada SR-28, an 80' wide public right-of-way;

Thence South along said Westerly line South $01^{\circ}30'26''$ West, a distance of 199.04 to a point on the Northerly line of Reservoir Road, a varied width right-of-way;

Thence along said Northerly line North $89^{\circ}48'40''$ West, a distance of 51.67 feet;

Thence North $89^{\circ}12'30''$ West, a distance of 148.31 feet to the POINT OF BEGINNING.

The above legal description was taken from prior Document No. 5427477.

APN: 123-071-39