

**DEED IN TRUST**

DOC # 0741175  
04/10/2009 10:50 AM Deputy: PK

OFFICIAL RECORD

Requested By:

PADGITT, PADGITT, & PEPPEY

LTD

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0409 PG- 2777 RPTT: # 7



**THIS INDENTURE WITNESSETH,**  
That the Grantors, **AKIKO R. BLAHO and MICHAEL A. BLAHO, wife and husband,** of the County of Douglas and State of Nevada, for and in consideration of TEN and NO/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, GRANT, BARGAIN and SELL an undivided one-half interest unto **MICHAEL A. BLAHO, as Trustee of the MICHAEL A. BLAHO TRUST DATED NOVEMBER 14, 1990,** and an undivided one-half interest unto **AKIKO BLAHO, as Trustee of the AKIKO BLAHO TRUST DATED NOVEMBER 3, 1999,** whose address is 39 Southpoint, Glenbrook, Nevada, the following described real estate in the County of Douglas and State of Nevada, to-wit:

LOT 39, AS SHOWN ON THE RECORD OF DOUGLAS COUNTY, STATE OF NEVADA ON MAY 4, 1996 IN BOOK 596 AT PAGE 1025 AS DOCUMENT NO. 387148, BEING AN AMENDED MAP OF UPPA WAY RECORDED MAY 21, 1976, IN BOOK 576, PAGE 917 AS DOCUMENT NO. 394 OF OFFICIAL RECORDS, DOUGLAS COUNTY, STATE OF NEVADA.

EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BED OF LAKE TAHOE BELOW THE LINE OF NATURAL ORDINARY HIGH WATER AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO THE LAND WATER WARD OF THE LINE OF NATURAL ORDINARY HIGH WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.

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.

Parcel Number: 1418-15-110-019

Address of Real Estate: 39 South Point, Uppaway Estates, Glenbrook, Nevada 89449

**TO HAVE AND TO HOLD** the said premises with all hereditaments and appurtenances thereunto belonging or in anywise appertaining upon the trusts and for the uses and purposes herein and in said trust instrument referred to above.

Full power and authority is hereby granted to said trustee to: improve; manage; subdivide; contract to sell; grant options to purchase; sell on any terms; convey either with or without consideration; convey to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; donate; dedicate; mortgage or otherwise encumber; lease upon any terms and for any period of time; partition or exchange for other real or personal property; grant easements or charges of any kind; release; convey or assign any right, title or interest in or about or easement appurtenant; and to deal with said property in all other ways as it would be lawful for any person owning the same to deal with the same, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust, and every deed, mortgage, lease or other instrument executed by said trustee shall be conclusive evidence in favor of every person relying upon any such conveyance or other instrument, (a) that at the time of the delivery thereof the trust created by said trust declaration was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said trust declaration or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor in trust that such successor in trust has been properly

