

29

APN: 1418-10-602-001



RETURN RECORDED DEED TO:
CHRIS MacKENZIE, ESQ.
✓ ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

KAREN ELLISON, RECORDER E09

MAIL TAX STATEMENTS TO:
UNCLE WALTER'S HOUSE, LLC
P.O. Box 5
Glenbrook, NV 89413

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on 06-13, 2016, by and between ALEXANDRA WHEELER and THOMAS RUKAN, Trustees of THE GEORGE WHITHAM RUKAN IRREVOCABLE TRUST dated June 10, 2015, as to an undivided 2/63 interest; HALSTED W. WHEELER, JR., Trustee of the Madeline Gray Wheeler Irrevocable Trust, as to an undivided 2/63 interest; HALSTED W. WHEELER, JR., Trustee of the Elizabeth James Wheeler Irrevocable Trust, as to an undivided 2/63 interest; EMILY ROSE WHEELER, an unmarried woman, as to an undivided 2/63 interest; GEOFFREY WHEELER as custodian for CAROLYN MARY WHEELER, an unmarried woman, under Nevada's Uniform Act on Transfers to Minors, as to an undivided 2/63 interest; GEOFFREY WHEELER as custodian for ISABEL RIEDEL WHEELER, a minor child, under Nevada's Uniform Act on Transfers to Minors, as to an undivided 2/63 interest; WILLIAM R. SCHUTTE as custodian for ANNA

BLISS SCHUTTE, an unmarried woman, under Nevada's Uniform Act on Transfers to Minors, as to an undivided 2/63 interest; MEGAN WALTON, a married woman as her sole and separate property, as to an undivided two-ninths (2/9) interest; WILL SCHUTTE, also known as WILLIAM R. SCHUTTE, a married man as his sole and separate property, as to an undivided two-ninths (2/9) interest; and WILLIAM W. BLISS, Trustee of The William W. Bliss Family Trust, as to an undivided one-third (1/3) interest, grantors, and UNCLE WALTER'S HOUSE, LLC, a Nevada limited liability company, grantee,

WITNESSETH:

WHEREAS, the grantors are the owners of that certain parcel of real property situate in the County of Douglas, State of Nevada, located at 2060 Pray Meadow Road, Glenbrook, Nevada, and as more particularly hereinafter described.

That the grantors, for good and valuable consideration to them in hand paid by the grantee, the receipt whereof is hereby acknowledged, do grant, bargain, and sell to the grantee, and to its respective successors and assigns all that certain parcel of real property situate in the County of Douglas, State of Nevada, located at 2060 Pray Meadow Road, Glenbrook, Nevada, and more particularly described as follows:

All that certain parcel of land situate in the State of Nevada, County of Douglas, being a portion of the Northeast 1/4 of Section 10, T. 14 N., R. 18 E., M.D.B. &M., being Parcel "D" as shown on Parcel Map Document No. 41653 filed in the official records of Douglas County, Nevada, February 19, 1980, and being more particularly described as follows:

COMMENCING at the section corner common to Sections 2, 3, 10 and 11, T. 14 N., R. 18 E., M.D.B. &M., marked by a 1" iron pipe set in concrete; thence S 37°25'48" W., 2078.22 feet to a

point on the Westerly right-of-way of Pray Meadow Road; thence S 86°39'34" E., 83.36 feet to a point on the Easterly right-of-way of said road, said point being the True Point of Beginning; thence S 40°37'00" E., 162.85 feet along said right-of-way to an angle point; thence continuing along said right-of-way, S 23°16'40" E., 388.01 feet to a point on the Northerly boundary of Glenbrook Subdivision Unit No. 2, as shown on the amended official plat of Glenbrook Subdivision Unit No. 2, recorded in the official records of Douglas County, Nevada, October 13, 1978, Document No. 26250; thence along said North boundary N 17°22'38" E., 284.21 feet to a point; thence N 64°29'15" E., 232.48 feet along said boundary to a point; thence leaving said boundary N 12°01'34" E., 56.25 feet to a point; thence N 04°26'43" E., 187.89 feet to a point; thence N 81°59'08" W., 393.37 feet to a point; thence S 33°48'30" W., 209.16 feet to a point; thence S 78°49'14" W., 75.86 feet returning to the True Point of Beginning.

(Pursuant to NRS 111.312 this legal description was previously recorded on May 14, 2015, at Document No. 2015-861978.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the grantee and to its respective successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance in counterparts.

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Dated: April 18, 2016

Alexandra Wheeler
ALEXANDRA WHEELER, Trustee of THE
GEORGE WHITHAM RUKAN IRREVOCABLE
TRUST dated June 10, 2015


STATE OF New York)
COUNTY OF New York : ss.

On April 18th, 2016, personally appeared before me, a notary
public, ALEXANDRA WHEELER, personally known (or proved) to me to be the person whose
name is subscribed to the foregoing instrument, who acknowledged to me that she executed the
foregoing instrument.

Nicholas Stone Holmes
NOTARY PUBLIC

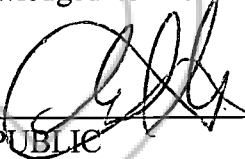
NICHOLAS STONE HOLMES
NOTARY PUBLIC, STATE OF NEW YORK
No. 02HO6123028
QUALIFIED IN NEW YORK COUNTY
MY COMMISSION EXPIRES FEB. 29, 2017

Dated: 4/18/2016


THOMAS RUKAN, Trustee of THE GEORGE
WHITHAM RUKAN IRREVOCABLE TRUST
dated June 10, 2015

STATE OF New York)
 : ss.
COUNTY OF Kings)

On 18th day of April 2016, 2016, personally appeared before me, a notary public, THOMAS RUKAN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.


NOTARY PUBLIC

ANDREA CRUZ
Notary Public - State of New York
NO. 01CR6257911
Qualified in Kings County
My Commission Expires Mar 19, 2020

Dated: 6/8/16

Halsted W Wheeler
HALSTED W. WHEELER, JR., Trustee of the
Madeline Gray Wheeler Irrevocable Trust

STATE OF NEVADA)
 : ss.
CARSON CITY)

On _____, 2016, personally appeared before me, a notary public, HALSTED W. WHEELER, JR., personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.

NOTARY PUBLIC

COPIES

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SEE ATTACHED
CALIFORNIA
ACKNOWLEDGEMENT

ACKNOWLEDGMENT

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 San Francisco

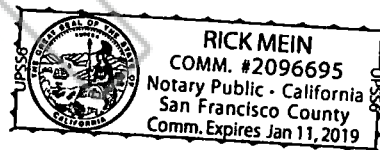
On JUNE 6, 2014 before me, RICK MEIN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Halsted W. Wheeler Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Rick Mein (Seal)

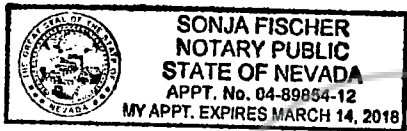


Dated: 4/29/2016

Halsted W. Wheeler Jr.
HALSTED W. WHEELER, JR., Trustee of the
Elizabeth James Wheeler Irrevocable Trust

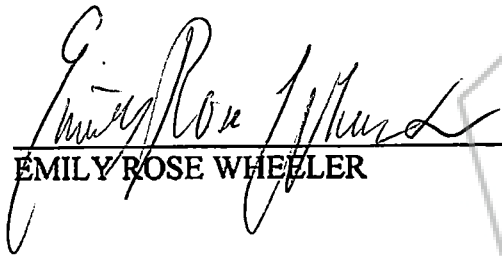
STATE OF Nevada)
: ss.
COUNTY OF Carson)

On April 29, 2016, personally appeared before me, a notary public, HALSTED W. WHEELER, JR., personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.



Sonja Fischer
NOTARY PUBLIC

Dated: 06-13-16



EMILY ROSE WHEELER

STATE OF California)
 : ss.
COUNTY OF Los Angeles)

On June 13, 2016, personally appeared before me, a notary public, EMILY ROSE WHEELER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing instrument.



NOTARY PUBLIC

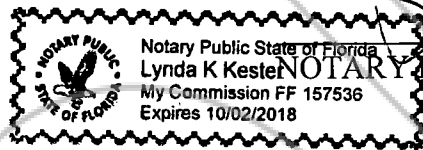


Dated: 7/18/2016

GEOFFREY WHEELER as custodian for
CAROLYN MARY WHEELER, an unmarried
woman, under Nevada's Uniform Act on Transfers
to Minors

STATE OF Florida
COUNTY OF Broward SS.

On 1/18, 2016, personally appeared before me, a notary
public, GEOFFREY WHEELER, personally known (or proved) to me to be the person whose
name is subscribed to the foregoing instrument, who acknowledged to me that he executed the
foregoing instrument.



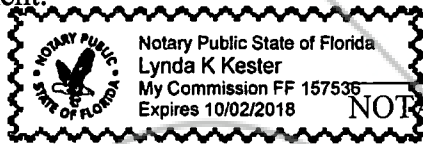
Lynda Kester
NOTARY PUBLIC

Dated: 4/18/2016

[Signature]
GEOFFREY WHEELER as custodian for ISABEL
RIEDEL WHEELER, a minor child, under
Nevada's Uniform Act on Transfers to Minors


STATE OF Florida)
COUNTY OF Broward) ss.

On 4/18, 2016, personally appeared before me, a notary
public, GEOFFREY WHEELER, personally known (or proved) to me to be the person whose
name is subscribed to the foregoing instrument, who acknowledged to me that he executed the
foregoing instrument.



[Signature]
NOTARY PUBLIC

Dated: April 29, 2016

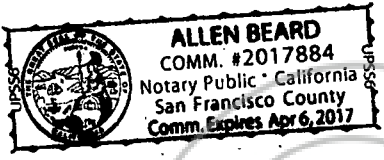


WILLIAM R. SCHUTTE as custodian for ANNA BLISS SCHUTTE, an unmarried woman, under Nevada's Uniform Act on Transfers to Minors

STATE OF CALIFORNIA)

COUNTY OF SAN FRANCISCO: ss.)

On APRIL 29, 2016, personally appeared before me, a notary public, WILLIAM R. SCHUTTE, ~~personally known~~ (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.



Allen Beard
NOTARY PUBLIC

Dated: 4/16/16

Megan Walton
MEGAN WALTON

STATE OF _____)
 : ss.
COUNTY OF _____)

On _____, 2016, personally appeared before me, a notary public, MEGAN WALTON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing instrument.

NOTARY PUBLIC

**California All-Purpose
Acknowledgment Attached**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Marin)
On 4/16/16 before me, Celeste Elise Buntzen
Date Here Insert Name and Title of the Officer
personally appeared Megan Schutte Walton
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 Celeste Elise Buntzen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: grant bargain and sale deed
Document Date: 4/16/16 Number of Pages: 3
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

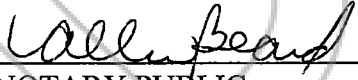
Dated: April 29, 2016

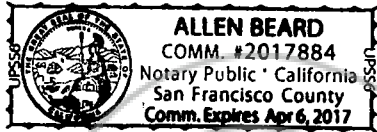


WILL SCHUTTE, also known as WILLIAM R. SCHUTTE

STATE OF CALIFORNIA)
 (SAN) : ss.
COUNTY OF FRANCISCO

On APRIL 29, 2016, personally appeared before me, a notary public, WILL SCHUTTE, also known as WILLIAM R. SCHUTTE, ~~personally known~~ (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.


NOTARY PUBLIC



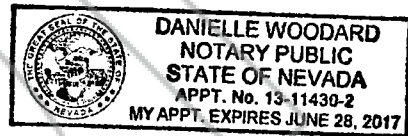
Dated: March 9, 2016

William W. Bliss
WILLIAM W. BLISS, Trustee of The William W. Bliss Family Trust

STATE OF NEVADA)
 : ss.
CARSON CITY)

On March 9, 2016, personally appeared before me, a notary public, WILLIAM W. BLISS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing instrument.

Danielle Woodard
NOTARY PUBLIC



State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1418-10-602-001
- b) _____
- c) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: AG - Oper Agent OK.

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: A transfer of real property to a Nevada limited liability company when the persons conveying the property own 100% of the company to which the conveyance is made.

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 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 William W. Bliss Capacity One of the Grantors
 Signature William W. Bliss Capacity Grantee

SELLER (GRANTOR) INFORMATION REQUIRED
 Print Name: WILLIAM W. BLISS, Trustee
 of The William W. Bliss Family Trust
 Address: P.O. Box 5
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION REQUIRED
 Print Name: UNCLE WALTER'S HOUSE, LLC
 Address: P.O. Box 5
 City: Glenbrook
 State: NV Zip: 89413

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Allison MacKenzie, Ltd. Escrow # _____
 Address: 402 North Division Street, P.O. Box 646
 City: Carson City State NV Zip 89702