

DOUGLAS COUNTY, NV **2018-918045**
RPTT:\$33540.00 Rec:\$35.00
\$33,575.00 Pgs=6 **08/14/2018 01:02 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1418-34-210-006, 1418-34-210-007

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
PHILIP JAMES WILDEROTTER IV AND
MARY AGNES WILDEROTTER
TRUSTEES OF THE WILDEROTTER
FAMILY TRUST DATED JUNE 26, 1993
PO BOX 1549
ZEPHYR COVE, NV 89448**

ESCROW NO: 11000368-ZCT

RPTT \$33,540.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert N. Chester, Surviving Trustee of the Chester Family 1997 Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Philip James Wilderotter IV and Mary Agnes Wilderotter Trustees of the Wilderotter Family Trust dated June 26, 1993

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

See Exhibit A attached hereto and made a part hereof and Exhibit B is being attached to define Parcel 2 of Record.

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

The Chester Family 1997 Trust

Robert N. Chester

Robert N. Chester, Surviving Trustee

STATE OF NEVADA
COUNTY OF *Douglas*

} ss:

This instrument was acknowledged before me on *August 3rd 2018*

by *Robert N. Chester*

Diana R. York (seal)
Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lots 6, as shown on the Amended Map of Lakeridge Estates No. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 25, 1959 as Document No. 14083.

Parcel 2:

Lot 7 as shown on Lakeridge Estates No. 1, filed for record on February 23, 1959 as Document No. 14083, together with all that portion of the Northwest Quarter of Section 34, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

Beginning at the North most corner of said Lot 7, thence along a non-tangent curve concave to the Northeast with a radius of 103.19 feet, a central angle of 23°23'12" and an arc length of 42.12 feet, the chord of said curve bears South 75°51'51" East 41.83 feet;

thence South 00°00'30" East 102.99 feet; thence North 89°49'00" West 241.46 feet to the Low-water line of Lake Tahoe, being an elevation of 6223.0 feet, Lake Tahoe Datum; thence along said Low-water line the following sixteen (16) courses:

North 52°03'16" West 2.23 feet;
North 73°11'39" West 6.69 feet;
North 18°49'27" West 4.71 feet;
North 24°45'18" East 9.91 feet;
North 65°07'13" East 5.82 feet;
South 79°42'06" East 14.26 feet;
South 61°13'28" East 14.68 feet;
South 88°10'33" East 7.85 feet;
North 18°59'07" East 21.47 feet;
North 55°49'48" East 7.15 feet;
North 64°18'24" West 16.11 feet;
South 84°37'54" West 6.95 feet;
North 57°38'11" West 3.02 feet;
South 86°32'04" West 7.16 feet;
South 37°54'45" West 2.96 feet;
North 58°17'22" West 5.12 feet;

thence leaving said Low-water line North 69°16'47" East 204.38 feet to the Point of Beginning.

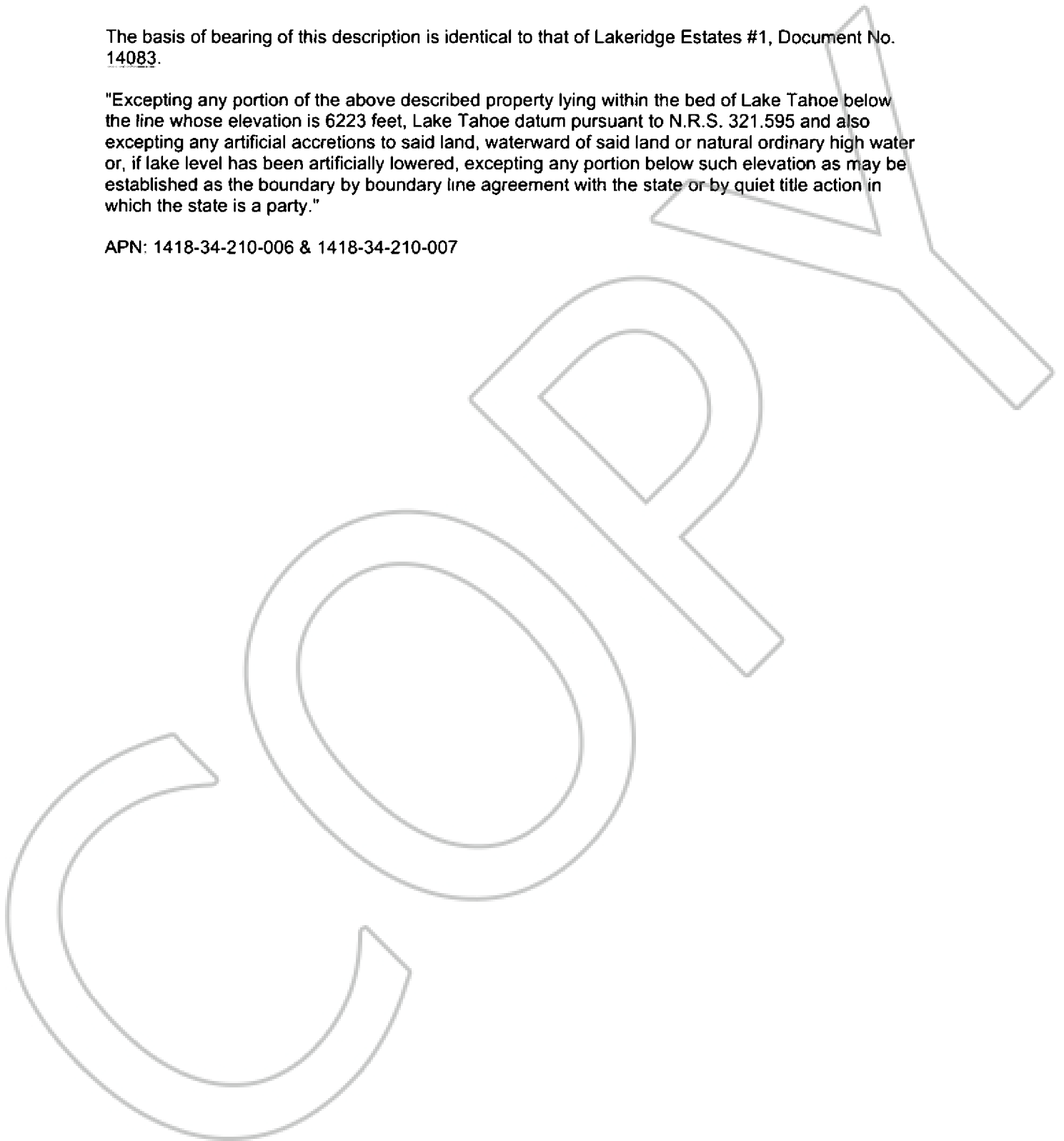
Parcel 3:

Beginning at the Southwest corner of Lot 7 as shown on the Revised Plat of Lakeridge Estates No. 1, filed for record on February 23, 1959, as Document No. 14083; thence Westerly 100.5 feet, more or less, to a point on the approximate Low Water Line of Lake Tahoe at elevation 6,223 feet, Lake Tahoe Datum; thence Northerly along said Low Water Line 130 feet, more or less, to a point which bears South 69°15'54" West of the Northwest corner of said Lot 7; thence North 69°15'S4" East 68.46 feet, more or less, to the Northwest corner of said Lot 7; thence South 21°43'00" East 71.00 feet to the Point of Beginning.

The basis of bearing of this description is identical to that of Lakeridge Estates #1, Document No. 14083.

"Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party."

APN: 1418-34-210-006 & 1418-34-210-007



November 17, 2017
16093

EXHIBIT B

**DESCRIPTION
ADJUSTED LOT 7**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 7 as shown on Lakeridge Estates No. 1, filed for record on February 23, 1959 as Document Number 14083, together with all that portion of the Northwest Quarter of Section 34, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

Beginning at the North most corner of said Lot 7, thence along a non-tangent curve concave to the Northeast with a radius of 103.19 feet, a central angle of 23°23'12" and an arc length of 42.12 feet, the chord of said curve bears South 73°51'51" East 41.83 feet;

thence South 00°00'30" East 102.99 feet;

thence North 89°49'00" West 241.46 feet to the Low-water line of Lake Tahoe, being an elevation of 6223.0 feet, Lake Tahoe Datum;

thence along said Low-water line the following sixteen (16) courses:

North 52°03'16" West 2.23 feet;

North 73°11'39" West 6.69 feet;

North 18°49'27" West 4.70 feet;

North 24°45'18" East 9.91 feet;

North 65°07'13" East 5.82 feet;

South 79°42'06" East 14.26 feet;

South 61°13'28" East 14.68 feet;

South 88°10'33" East 7.85 feet;

North 18°59'07" East 21.47 feet;

North 55°49'48" East 7.15 feet;

North 64°18'24" West 16.11 feet;

South 84°37'54" West 6.95 feet;

North 57°38'11" West 3.02 feet;

South 86°32'04" West 7.16 feet;

South 37°54'45" West 2.96 feet;

North 58°17'22" West 5.12 feet;

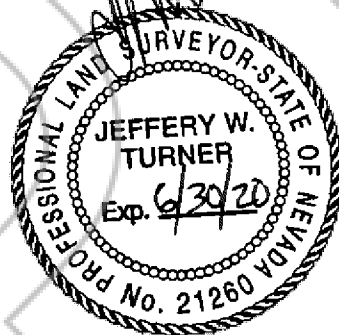
thence leaving said Low-water line North 69°16'47" East 204.38 feet to the Point of Beginning.

Containing 18,699 square feet, more or less.

The Basis of Bearing for this description is based upon that Record of Survey to support a Lot Line Adjustment for Ron Alling, filed for record on June 3, 1994 as Document Number 338928. Being the Bearing North 89°49'00" West, as measured between found monuments.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34-210-006
- b) _____
- c) 1418-34-210-007
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$8,600,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value \$8,600,000.00
 Real Property Transfer Tax Due: \$33,540.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 *Robert N. Chester* Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Robert N. Chester, Surviving Trustee of the Chester Family 1998 Trust

Print Name: Philip James Wilderotter IV and Mary Agnes Wilderotter Trustees

Address: PO Box 199
Zephyr Cove, NV 89448

Address: PO Box 1549
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: 11000368-ZCT
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED