

A.P.N. 1418-10-601-002

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL THIS  
TRUSTEE'S DEED AND FUTURE  
TAX STATEMENTS TO:

William R. Schutte  
2445 Pacific Avenue  
San Francisco, CA 94115

TRUSTEE'S DEED

WITHOUT CONSIDERATION, in accordance with the beneficial terms of The William W. Bliss Family Trust Agreement (As Restated) dated August 29, 2012, as amended February 12, 2014, April 7, 2014, and May 19, 2016, and in accordance with the Affidavit – Death of Trustee recorded as Document No. 2021-964116 with the Douglas County Recorder on March 24, 2021, evidencing the July 11, 2017, death of the prior Trustee, William W. Bliss, Newton William Freeman, IV, as the duly appointed and now acting Trustee of The William W. Bliss Family Trust (the “Grantor”), hereby grants, transfers, and conveys in equal undivided shares to Megan Walton, a married woman as her sole and separate property, and William R. Schutte, a married man as his sole and separate property (the “Grantees”), as tenants in common, all of the Trustee’s and the Trust’s right, title, and interest in the real property located at 2059 Pray Meadows Rd., Glenbrook, Douglas County, Nevada, the legal description of which is more particularly described on Exhibit A attached hereto.

Property Address: 2059 Pray Meadows Rd.  
Glenbrook, NV

Dated this 22 day of MARCH, 2021.

THE WILLIAM W. BLISS FAMILY TRUST

By: Newton William Freeman IV  
Newton William Freeman, IV, Trustee

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 Santa Barbara)

On 3-22, 2021, before me, Mathew Curto, a Notary Public, personally appeared Newton William Freeman, IV, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person 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  (Seal)

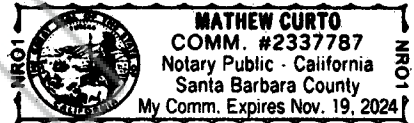


EXHIBIT A

Legal Description

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, Township 14 North, Range 18 East, M.D.B.&M., being Parcel "C" as shown on Parcel Map Document No. 41653 filed in the official records of Douglas County, Nevada, on February 19, 1980.

Except therefrom: 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 waterward 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.

Being Assessor's Parcel Number: 1418-10-601-002

IN COMPLIANCE WITH NEVADA REVISED STATUTES 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 10, 2012, AS DOCUMENT NO. 0814220, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number(s)**

- a) 1418-10-601-002
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Trust Ok BC

**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
- i)  Other: Beach cabana

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property)  
\$ \_\_\_\_\_  
Transfer Tax Value:  
\$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_ Exempt

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: Transfer without consideration from a trust

**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 Michaëlle D. Rafferty Capacity: Attorney for Grantor/Grantees  
Michaëlle D. Rafferty, Esq.

**SELLER (GRANTOR) INFORMATION**

**Print Name:** Newton William Freeman, IV, Trustee of The William W. Bliss Family Trust  
**Address:** 10730 Serratina  
**City:** Reno  
**State:** NV **Zip:** 89521

**BUYER (GRANTEE) INFORMATION**

**Print Name:** Megan Walton and William Schutte  
**Address:** 2445 Pacific Ave.  
**City:** San Francisco  
**State:** CA **Zip:** 94115

**COMPANY/PERSON REQUESTING RECORDING** (Required if not the Seller or Buyer)

**Print Name:** Maupin, Cox & LeGoy **Escrow #** N/A  
**Address:** 4785 Caughlin Parkway  
**City:** Reno **State:** Nevada **Zip:** 89519

(As a Public Record this Form May Be Recorded)

