



00175508202310028850020027

DECLARATION OF HOMESTEAD

Assessor's Parcel Number (APN):

1418-34-401-006

SHAWNYNE GARREN, RECORDER

Assessor's Manufactured Home ID Number:

Recording Requested by and Mail to:

Name: Daniel Vittone

Address: P.O. Box 10343

City/State/Zip: Zephyr Cove Nevada 89448

Check One:

- Married (filing jointly) Married (filing individually)
- Widowed Single Person Multiple Single Persons Head of Family
- By Wife (filing jointly for benefit of both) By Husband (filing jointly for benefit of both)
- Other (describe): _____

Check One:

- Regular Home Dwelling/Manufactured Home Condominium Unit Other

Name on Title of Property:

Yellowstone Property Holdings LLC

do individually or severally certify and declare as follows:

Daniel Vittone

is/are now residing on the land, premises (or manufactured home) located in the city/town of Zephyr Cove, county of Douglas, State of Nevada, and more particularly described as follows: (set forth legal description and commonly known street address or manufactured home description)

35 Mehrtens Road, Zephyr Cove, Nevada 89448

(legal description attached hereto as Exhibit "A")

I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, or the described manufactured home as a Homestead.

In witness, Whereof I/we have hereunto set my/our hands this 20th day of November, 2023

Signature

Daniel Vittone
Print or type name here

Signature

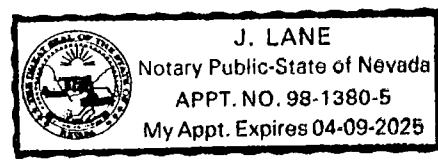
Print or type name here

STATE OF NEVADA, COUNTY OF Douglas This instrument was acknowledged before me on 11/20/23 (date)

By Daniel Vittone
Person(s) appearing before notary

By
Person(s) appearing before notary

Signature of notarial officer



CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM FITS YOUR PURPOSE.
NOTE: Do not write in 1-inch margin. Revised Sept. 2019

EXHIBIT A
Legal Description

That portion of the Southwest quarter of Section 34, Township 14 North, Range 18 East, M.D.B.&M., in the County of Douglas, State of Nevada, that is particularly described as follows:

COMMENCING at the South quarter Section corner of said Section 34;
Thence North 23°05'20" West (recorded as North 23°05'07" West, a distance of 595.03 feet), a distance of 594.93 feet, to a point on the Westerly right-of-way line of U.S. Highway 50, at the Northeasterly corner of the property conveyed to Ellen Eccles Harrison by deed recorded September 1, 1960 in Book 3 of Official Records at Page 499, Douglas County, Nevada records, the TRUE POINT OF BEGINNING;
Thence from the TRUE POINT OF BEGINNING North 89°56'12" West along the North line of said Harrison property, a distance of 171.80 feet;
Thence North 00°03'48" East, a distance of 107.79 feet to a point in the centerline of a 20.0 foot wide roadway right-of-way as described in Book 9 of Official Records at Page 224 and 226, Douglas County, Nevada Records;
Thence South 89°56'12" East along said right-of-way centerline, a distance of 150.00 feet to a point in the Westerly right-of-way line of U.S. Highway 50;
Thence South 11°22'15" East along said Westerly right-of-way line, a distance of 109.97 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH the right to use, in common with other so entitled, that right-of-way described in document dated May 2 1957, recorded in the office of the Recorder of Douglas County, Nevada on May 7, 1957 in Block C-1 of Deeds, Page 371 and as described in Book 9 of Official Records at Page 224, 225, 226 and 227, Douglas County, Nevada Records for the purpose of ingress and egress to and from the above described parcel of real property.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED July 25, 2019 AS INSTRUMENT NO. 2019-932597.

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