

DOUGLAS COUNTY, NV **2023-996880**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=17 **05/30/2023 12:56 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER E03

NO. 2

RECORDING REQUESTED BY &
WHEN RECORDED MAIL TO:
William R. Schutte
2445 Pacific Avenue
San Francisco, California 94115

APN 1418-03-801-001

RPTT: EXEMPT

QUITCLAIM DEED

**This document is being
recorded as an
accommodation only.**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MEGAN WALTON, a married woman as her sole and separate property; WILLIAM R. SCHUTTE, a married man as his sole and separate property; ALEXANDRA WHEELER, a married woman as her sole and separate property; HALSTED W. WHEELER, JR., an unmarried man; and GEOFFREY WHEELER, a married man as his sole and separate property ("GRANTORS"), do hereby remise, release and forever quitclaim to MEGAN WALTON, a married woman as her sole and separate property; WILLIAM R. SCHUTTE, a married man as his sole and separate property; ALEXANDRA WHEELER, a married woman as her sole and separate property; HALSTED W. WHEELER, JR., an unmarried man; and GEOFFREY WHEELER, a married man as his sole and separate property ("GRANTEES"), as tenants in common, the real property located in the County of Douglas, State of Nevada, which is more particularly described on Exhibit A attached hereto.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances, and easements thereon or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold the said premises unto Grantees and to their heirs, successors and assigns forever.

Per NRS 111.312, this legal description was previously recorded on September 20, 2022, as Document 2022-989905, Douglas County Records.

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State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on May ____,
2023, by Alexandra Wheeler.

WITNESS my hand and official seal.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

NOTARY PUBLIC

State of _____)
) ss.
County of _____)

SEE ATTACHED
CALIFORNIA
ACKNOWLEDGEMENT

This instrument was acknowledged before me on May ____,
2023, by Halsted W. Wheeler.

WITNESS my hand and official seal.

NOTARY PUBLIC

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on May ____,
2023, by Geoffrey Wheeler.

WITNESS my hand and official seal.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

NOTARY PUBLIC

State of New York)
County of New York) ss.

This instrument was acknowledged before me on May 16, 2023, by Alexandra Wheeler.

WITNESS my hand and official seal.

Lori Padua
NOTARY PUBLIC

LORI PADUA
Notary Public - State of New York
No. 01PA6181223
Qualified in New York County
My Commission Expires January 28, 2024

State of _____)
County of _____) ss.

This instrument was acknowledged before me on May ____, 2023, by Halsted W. Wheeler.

WITNESS my hand and official seal.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

NOTARY PUBLIC

State of _____)
County of _____) ss.

This instrument was acknowledged before me on May ____, 2023, by Geoffrey Wheeler.

WITNESS my hand and official seal.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

NOTARY PUBLIC

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on May ____,
2023, by Alexandra Wheeler.

WITNESS my hand and official seal.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

NOTARY PUBLIC

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on May ____,
2023, by Halsted W. Wheeler.

WITNESS my hand and official seal.

THIS DOCUMENT IS EXECUTED IN COUNTERPART

NOTARY PUBLIC

State of FLORIDA)
) ss.
County of PALM BEACH)

This instrument was acknowledged before me on May 11,
2023, by Geoffrey Wheeler.

WITNESS my hand and official seal.



NOTARY PUBLIC



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 05 / 15 / 2023 before me, MARIO CAMPOLLO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared William Richard Schutte,
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 _____ (Seal)



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 MAY 12th, 2023 before me, Jessica Valentine , 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 Jessica Valentine (Seal)

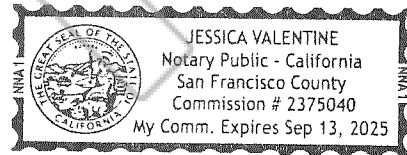


EXHIBIT A

20-261

April 6, 2023

DESCRIPTION

All that real property situated within Section 3, Township 14 North, Range 18 East, Mount Diablo Meridian, Douglas County, State of Nevada, described as follows:

BEGINNING at the most east boundary corner of A.P.N. 1418-03-801-001 as shown on the Record of Survey for William R. Schutte & Megan Walton, filed for record January 7, 2021 as Document No. 959566 in the office of the Douglas County Recorder;

thence along the southeasterly boundary line of said A.P.N. 1418-03-801-001, South 45°33'20" West, a distance of 517.28 feet more or less to the low water line of Lake Tahoe, as measured by Resource Concepts, Inc. on November 3, 2020 referenced to the United States Geological Survey (USGS) Lake Tahoe Datum establishing the low water line elevation of 6223.00' per NRS 321.595;

thence along said low water line the following fifteen (15) courses and distances:

North 38°17'18" West, a distance of 15.55 feet;

North 02°35'43" West, a distance of 6.00 feet;

North 43°20'38" West, a distance of 18.47 feet;

North 53°41'02" West, a distance of 8.07 feet;

North 40°37'27" West, a distance of 22.04 feet;

North 41°08'42" West, a distance of 28.60 feet;

North 41°19'18" West, a distance of 25.72 feet;

North 40°43'45" West, a distance of 20.47 feet;

North 42°19'25" West, a distance of 30.62 feet;

North 41°37'41" West, a distance of 9.31 feet;

North 44°16'58" West, a distance of 19.87 feet;

North 34°38'03" West, a distance of 22.53 feet;

North 44°55'31" West, a distance of 10.40 feet;

North 48°45'56" West, a distance of 6.72 feet;

North 48°47'58" West, a distance of 8.45 feet more or less to the intersection of the northwesterly boundary line of said A.P.N. 1418-03-801-001 and said low water line of Lake Tahoe;

thence along said northwesterly boundary line North 45°40'46" East, a distance of 464.62 feet more or less to the most north boundary corner of said A.P.N. 1418-03-801-001;

thence along the northeasterly boundary line of said A.P.N. 1418-03-801-001, South 53°04'04" East, a distance of 252.35 feet to the **POINT OF BEGINNING**, containing 2.81 acres, more or less.

EXHIBIT A

20-261
April 6, 2023

Nevada Revised Statutes (NRS) 321.595:

"The boundary between the bed of Lake Tahoe, owned by the State of Nevada in its sovereign capacity, and adjacent lands owned by others or by the State in any other capacity, is established as a line whose elevation is 6,223 feet, Lake Tahoe Datum."

Basis of Bearings:

The Basis of Bearings for this description is identical to the Record of Survey for William R. Schutte & Megan Walton, filed for record January 7, 2021 as Document No. 959566 in the office of the Douglas County Recorder.

Prepared by:
Todd A. Enke, P.L.S. 19734
Resource Concepts, Inc.
340 N. Minnesota Street
Carson City, NV 89703

NO. 2

WHEN RECORDED MAIL TO:
William R. Schutte
2445 Pacific Avenue
San Francisco, California 94115

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Prepared by:

Todd A. Enke, P.L.S. 19734
Resource Concepts, Inc.
340 N. Minnesota Street
Carson City, NV 89703

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-03-801-001
 b) _____
 c) _____
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Transfer of Title recognizing true status, adding only that existing Grantees are Tenants in Common

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 Tami Haworth Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Megan Walton, William R. Schutte, Alexandra Wheeler, Halsted W. Wheeler Jr., and Geoffrey Wheeler
 Address: 2445 Pacific Avenue
 City: San Francisco
 State: CA Zip: 94115

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Megan Walton, William R. Schutte, Alexandra Wheeler, Halsted W. Wheeler Jr., and Geoffrey Wheeler
 Address: 2445 Pacific Avenue
 City: San Francisco
 State: CA Zip: 94115

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1985763 TH
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511