

DOUGLAS COUNTY, NV **2024-1004429**
RPTT:\$117000.00 Rec:\$40.00
\$117,040.00 Pgs=8 **02/01/2024 08:42 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1418-03-801-001
R.P.T.T.	\$117,000.00
File No.:	1985763 TH
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
RCK Sports LLC	
C/O Alling & Jillson	
PO Box 89449	
Stateline, NV 89449	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Megan Walton, a married woman as her sole and separate property and William R. Schutte, a married man as his sole and separate property and Alexandra Wheeler, a married woman as her sole and separate property and Halsted W. Wheeler Jr., an unmarried man and Geoffrey Wheeler, a married man as his sole and separate property, as tenants in common**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **RCK Sports LLC, an Oregon limited liability company**, and to the successors and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

The Spouses of the Grantors herein join in the execution of this document to divest themselves of any possible community property interest.

Dated: January 31, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Megan Walton
Megan Walton
Wife Walton
William H. Walton Jr.


State of California)
County of Marin) ss

This instrument was acknowledged before me on the 22nd day of JUNE, 2023
by Megan Walton, and William H. Walton Jr.


Signature: [Signature]
Notary Public

My Commission Expires: 12/11/2025





William R. Schutte



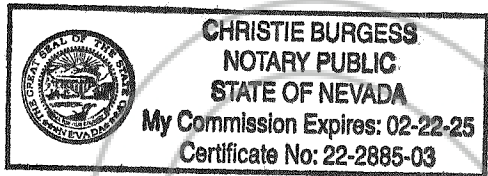
Suzanne C. Schutte

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 22 day of June, 2023
by William R. Schutte, and Suzanne C. Schutte.

Signature: Christie Burgess
Notary Public

My Commission Expires: 2-22-25



Alexandra Wheeler

Alexandra Wheeler

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Thomas A. Rukan

State of New York)
County of New York) ss

This instrument was acknowledged before me on the 15th day of June, 2023
by Alexandra Wheeler.

Signature: [Signature]
Notary Public

My Commission Expires: 12/06/2025

Paradise A. Pinkney
Notary Public, State of New York
Reg. No. 01PI6426036
Qualified in Queens County
Commission Expires December 6, 2025

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
by Thomas A. Rukan.

Signature: _____
Notary Public

My Commission Expires

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Alexandra Wheeler

[Signature]

Thomas A. Rukan

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
by Alexandra Wheeler.

Signature: _____
Notary Public

My Commission Expires: _____

State of Connecticut)
County of Fairfield) ss Litchfield

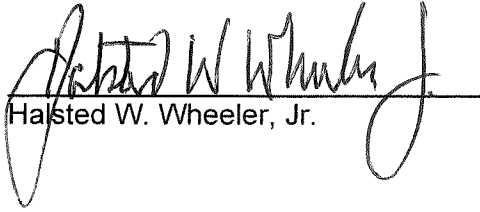
This instrument was acknowledged before me on the 15th day of June, 2023
by Thomas A. Rukan.

Signature: [Signature]

Notary Public

My Commission Expires _____

JAMIE BANKS
Notary Public, State of Connecticut
I.D. # SNPC.0149416
My Commission Expires 6/31/2027


Halsted W. Wheeler, Jr.

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 22 day of June, 2023
by Halsted W. Wheeler, Jr.

Signature: Christie Burgess
Notary Public

My Commission Expires: 2-22-25

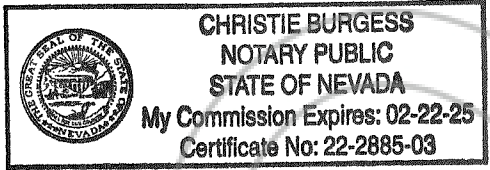


EXHIBIT "A" LEGAL DESCRIPTION

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;

PARCEL 1:

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 and 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 low water 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.

The above metes and bounds legal description appeared previously in a Deed recorded May 30, 2023 as Document No. 2023-996880, of Official Records.

Parcel 2:

An easement for ingress and egress over the existing roadway extending from U.S. Highway 50 to which reference is made in a deed to Grover L. Krick and Hattie Krick, recorded on December 12, 1946, in Book Y of Deeds, Page 84, and also referred to in deed to Marguerite Reagan, recorded October 2, 1946, in Book Y of Deeds, Page 16, further established in a deed from The Glenbrook Company to Glenbrook Properties, recorded May 9, 1977, in Book 577, Page 416, as Document No. 09022, of Official Records.

**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 \$ 30,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 30,000,000.00
 d. Real Property Transfer Tax Due \$ 117,000.00

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 Tami Haworth Capacity Escrow Agent
 Tami Haworth
 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 Ave.
 City: San Francisco
 State: CA Zip: 94115

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: RCK Sports LLC, an Oregon limited liability company
 Address: C/O Alling & Jillson, PO Box 3390
 City: Stateline
 State: NV Zip: 89449

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED