

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

AFTER RECORDING RETURN TO:

Mark W. Knobel, Esq.
McDONALD CARANO LLP
100 West Liberty Street, 10th Floor
Reno, Nevada 89501

**GRANTEES' ADDRESS IS &
MAIL TAX STATEMENTS TO:**

Philip James Wilderotter IV
And Mary Agnes Wilderotter, Trustees
P.O. Box 1549
Zephyr Cove, NV 89448

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

DEED OF CORRECTION

By a Grant, Bargain, Sale Deed recorded 08/14/2018, as Document No. 2018-918045, Official Records of the County of Douglas, State of Nevada ("Deed"), wherein, Robert N. Chester, surviving Trustee of the Chester Family 1997 Trust, as Grantor ("Grantor"), conveyed that certain right, title and interest in real property to Philip James Wilderotter IV and Mary Agnes Wilderotter, as Trustees of The Wilderotter Family Trust, dated June 26, 1993, as amended ("Trust"), as Grantee ("Grantee").

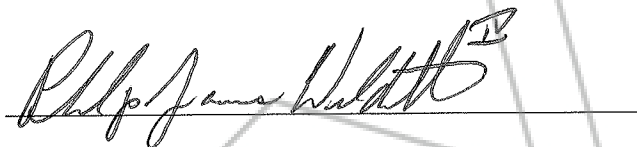
THIS CORRECTION DEED is being recorded to correct the date of the Trust which was inadvertently written as June 26, 1993 in Document Number 2018-918045, recorded 08/14/2018. The correct date of the Trust is August 26, 1993.

Hence, by this Correction Deed, the correct and complete name of the Grantee should be: "Philip James Wilderotter IV and Mary Agnes Wilderotter, Trustees of the Wilderotter Family Trust, dated August 26, 1993, as amended."

NOW THEREFORE, the undersigned, as the Grantees acknowledge that as of the recording of the Deed, all right, title and interest in the real property described on Exhibit "A" and Exhibit "B" to define Parcel 2 of Record, was transferred to the Grantee.

[Co-Trustee's Signature Page and Acknowledgment]

IN WITNESS WHEREOF, the parties hereto have caused this Deed of Correction to be executed this 15 day of April, 2024.




Name: PHILIP JAMES WILDEROTTER IV
Co-Trustee of the Wilderotter Family Trust,
dated August 26, 1993, as amended

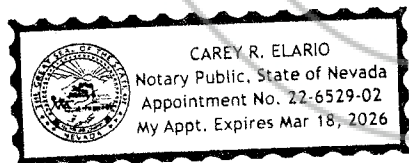
STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On April 15, 2024, before me, Carey R. Elario, Notary Public, personally appeared PHILIP JAMES WILDEROTTER IV, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her 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 Nevada that the foregoing paragraph is true and correct.



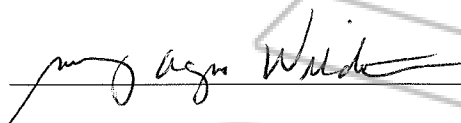
Notary Public



[The rest of this page is intentionally left blank. Co-Trustee's signature page and Notary Acknowledgment follows]

[Co-Trustee's Signature Page and Acknowledgment]

IN WITNESS WHEREOF, the parties hereto have caused this Deed of Correction to be executed this 15 day of April, 2024.

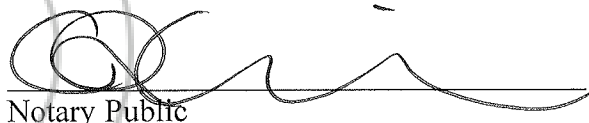
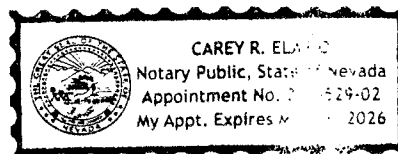
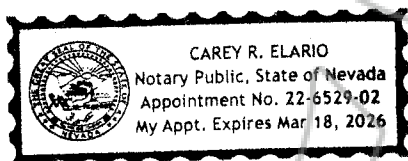


Name: MARY AGNES WILDEROTTER
Co-Trustee of the Wilderotter Family Trust
dated August 26, 1993, as amended

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On April 15, 2024, before me, Carey R. Elario, Notary Public, personally appeared MARY AGNES WILDEROTTER, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her 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 Nevada that the foregoing paragraph is true and correct.


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.

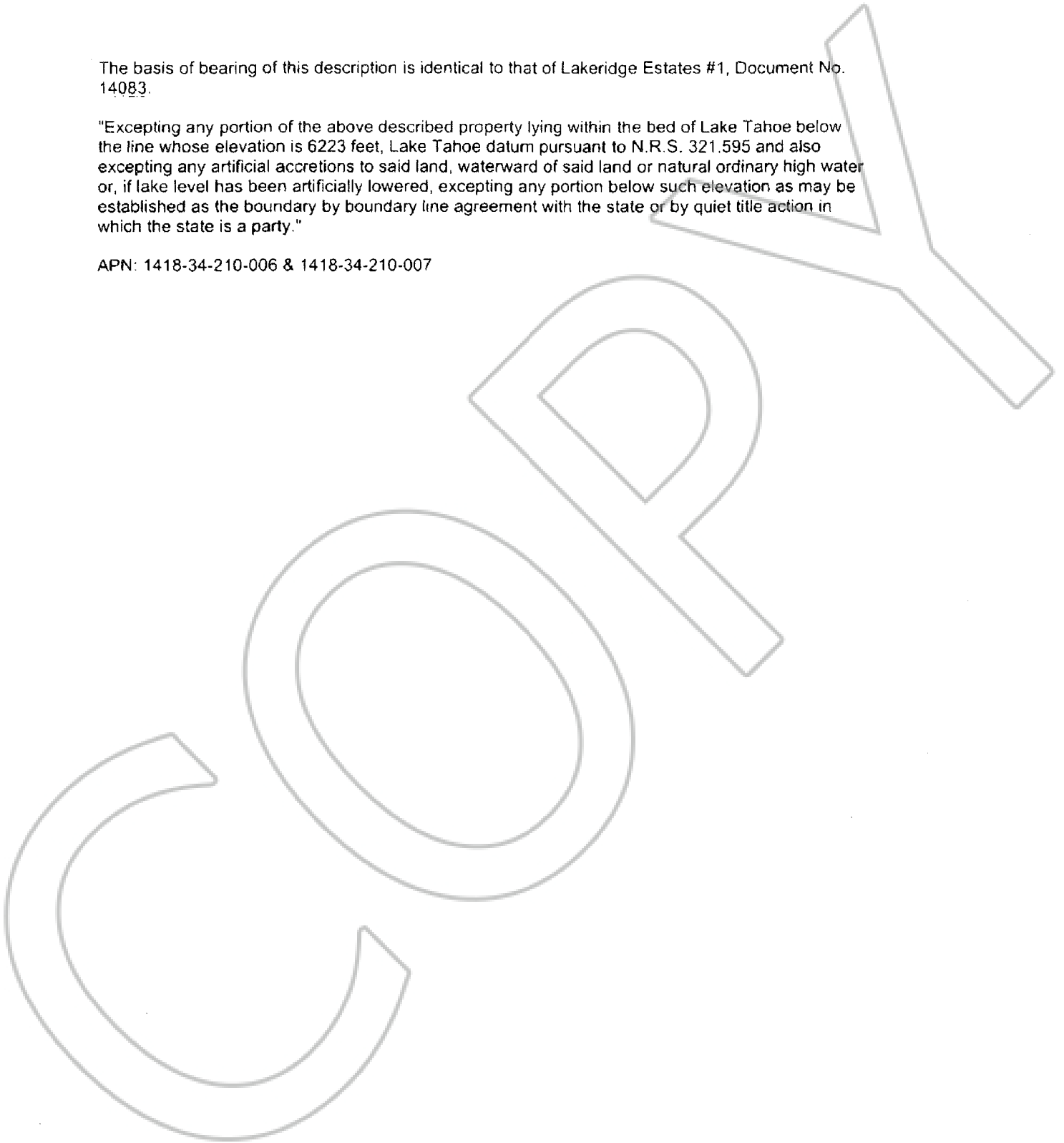
Parcel 3:

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."

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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 $23^{\circ}23'12''$ and an arc length of 42.12 feet, the chord of said curve bears South $73^{\circ}51'51''$ East 41.83 feet;

thence South $00^{\circ}00'30''$ East 102.99 feet;

thence North $89^{\circ}49'00''$ 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 $52^{\circ}03'16''$ West 2.23 feet;

North $73^{\circ}11'39''$ West 6.69 feet;

North $18^{\circ}49'27''$ West 4.70 feet;

North $24^{\circ}45'18''$ East 9.91 feet;

North $65^{\circ}07'13''$ East 5.82 feet;

South $79^{\circ}42'06''$ East 14.26 feet;

South $61^{\circ}13'28''$ East 14.68 feet;

South $88^{\circ}10'33''$ East 7.85 feet;

North $18^{\circ}59'07''$ East 21.47 feet;

North $55^{\circ}49'48''$ East 7.15 feet;

North $64^{\circ}18'24''$ West 16.11 feet;

South $84^{\circ}37'54''$ West 6.95 feet;

North $57^{\circ}38'11''$ West 3.02 feet;

South $86^{\circ}32'04''$ West 7.16 feet;

South $37^{\circ}54'45''$ West 2.96 feet;

North $58^{\circ}17'22''$ West 5.12 feet;

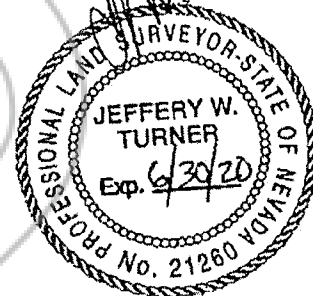
thence leaving said Low-water line North $69^{\circ}16'47''$ East 204.38 feet to the Point of Beginning.

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



The above legal description is taken from such Grant, Bargain And Deed recorded as Document #2018-918045, recorded on 08/14/2018 at the Douglas County, Recorder, State of Nevada

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-34-210-006
- b) 1418-34-210-007
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|--|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption Correcting previous recorded deed, Doc # 2018-918045 recorded on August 14, 2018, to correct the dated of Trust and recognize true ownership

5. Partial Interest: Percentage being transferred: 100 %

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 *Isabel Rodriguez* Capacity for Grantee _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) Philip James Wilderotter IV and Mary Agnes Wilderotter
 Print Name: _____
 Address: P.O. Box 1549
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION

(REQUIRED) Philip James Wilderotter IV and Mary Agnes Wilderotter, Trustees
 Print Name: The Wilderotter Family Trust
 Address: P.O. Box 1549
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: McDonald Carano LLP Escrow # _____
 Address: P.O. Box 2670
 City: Reno State: NV Zip: 89505