

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, 10<sup>th</sup> Floor  
Reno, NV 89501

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS §239B.030).

**DECLARATION OF HOMESTEAD**

The undersigned, PHILIP JAMES WILDEROTTER IV and MARY AGNES WILDEROTTER, as Trustees of the WILDEROTTER FAMILY TRUST, dated August 26, 1993, as amended (the "Trust"), do certify as follows:

1. That at the time of this Declaration, we are the Grantors, beneficiaries and Trustees of the Trust, and hold title to the premises hereinafter described, consisting of land and a dwelling house thereon, on which the beneficiaries and Grantors of said Trust reside.
2. That it is our intention to use and claim the said land and premises as a homestead for the benefit of the beneficiaries and Grantors of said Trust.
3. That the said land and premises herein referred to and which is herein claimed as a homestead, and in which and upon which the beneficiaries and Grantors of said Trust reside, are situated in the County of Douglas, State of Nevada, and are more particularly described in Exhibit "A" and Exhibit "B", attached hereto and incorporated herein by that reference.

Dated April 15, 2024.


  
PHILIP JAMES WILDEROTTER IV, Trustee of  
the Wilderotter FAMILY TRUST dated August 26,  
1993, as amended

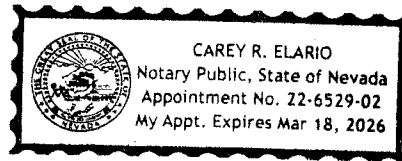
**ACKNOWLEDGEMENT**

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



Dated 4/15, 2024.

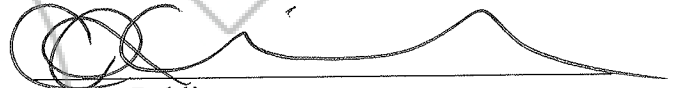
  
\_\_\_\_\_  
MARY AGNES WILDEROTTER, Trustee of  
the Wilderotter FAMILY TRUST, dated August 26,  
1993, as amended

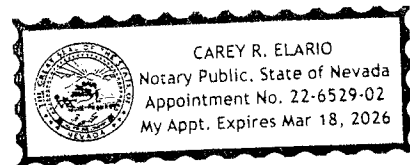
**ACKNOWLEDGEMENT**

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  $23^{\circ}23'12''$  and an arc length of 42.12 feet, the chord of said curve bears South  $75^{\circ}51'51''$  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 4.71 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.

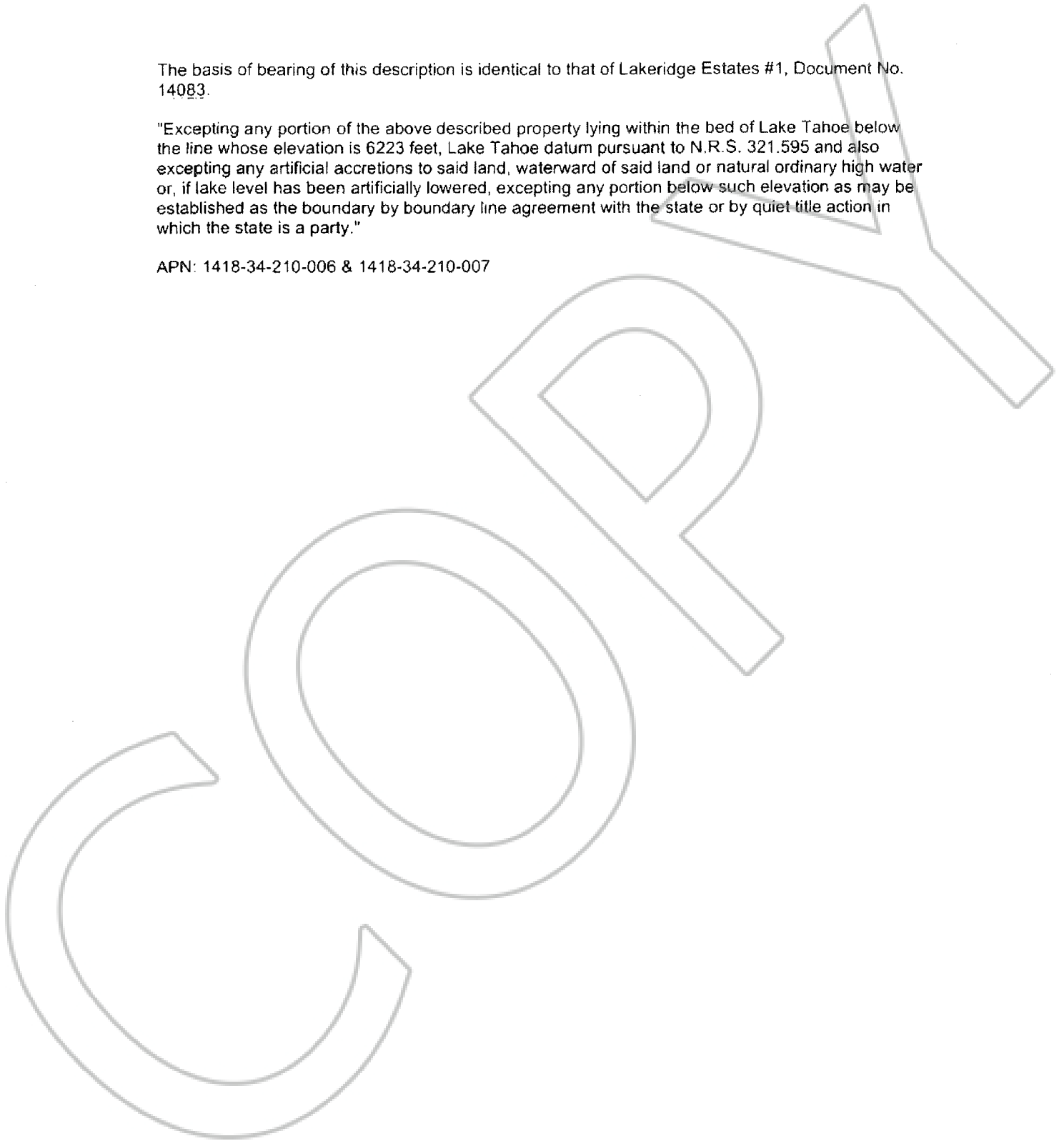
Parcel 3:

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  $69^{\circ}15'54''$  West of the Northwest corner of said Lot 7; thence North  $69^{\circ}15'S4''$  East 68.46 feet, more or less, to the Northwest corner of said Lot 7; thence South  $21^{\circ}43'00''$  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."

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



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°23'12" and an arc length of 42.12 feet, the chord of said curve bears South 73°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 4.70 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;

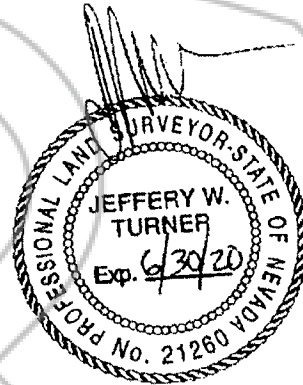
thence leaving said Low-water line North 69°16'47" East 204.38 feet to the Point of Beginning.

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 #2024-1006830, recorded on 04/18/2024 at the Douglas County, Recorder, State of Nevada*