

DOUGLAS COUNTY, NV
RPTT:\$8970.00 Rec:\$40.00
\$9,010.00 Pgs=16
2024-1008479
05/24/2024 09:05 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1318-16-810-014
R.P.T.T.: \$8,970.00
Escrow No.: 24040070-DR
When Recorded Return To:
The Bill Olin 401K Profit Sharing Plan dated
1/1/2003
PO Box 12186
Zephyr Cove, NV 89448

Mail Tax Statements to:
The Bill Olin 401K Profit Sharing Plan dated
1/1/2003
PO Box 12186
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Maria D. Hoerni, Trustee or any successors in trust, under the Maria D. Hoerni Trust dated December 18, 2007 and any amendments thereto, as to an undivided 5.25% interest; John A. Hoerni, Trustee, or any successors in trust, under the John A. Hoerni Trust dated April 3, 2008, and

any amendments thereto, as to an undivided 5.25% interest;

Anne Blackwell, Trustee under the Anne Blackwell Trust dated December 20, 2007, as to an undivided 10.5% interest; Susan E. Killham, as Trustee and her successors in trust of The Susan E. Killham Trust dated April 8, 1997, as to an undivided 10.5% interest; Maria D. Hoerni, Trustee, or any successors in trust, under the Maria D. Hoerni Trust dated December 18, 2007 and any amendments thereto, as to an undivided 3.7% interest;

John A. Hoerni, Trustee, or any successors in trust, under the John A. Hoerni Trust, dated April 3, 2008, and any amendments thereto, as to an undivided 3.7% interest; Maya Blackwell, as to an undivided 3.7%;

Brett Blackwell, as to an undivided 3.7% interest; Susan Killham, as Trustee of the Sarah Killham 1994 Trust, dated December 22, 1994, as to an undivided 3.7% interest; Anne Blackwell and Mary Susan Killham, Trustees, or their successors in trust of the Tahoe Property Trust under the Schmitz Trust, u/t/a dated May 29, 1996, as to an undivided 50% interest

do(es) hereby Grant, Bargain, Sell and Convey to

Bill Olin and Lori Olin, Trustees of The Bill Olin 401K Profit Sharing Plan dated 1/1/2003

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 17 day of May, 2024.

The Tahoe Property Trust under the Schmitz Trust, u/t/a dated May 29, 1996,

BY: Mary Susan Killham, Trustee
Mary Susan Killham, Trustee

BY: _____
Anne Blackwell, Trustee

The Maria D. Hoerni Trust dated December 18, 2007

BY: _____
Maria D. Hoerni, Trustee

The John A. Hoerni Trust dated April 3, 2008, and any amendments thereto

BY: _____
John A. Hoerni, Trustee

The Anne Blackwell Trust dated December 20, 2007

BY: _____
Anne Blackwell, Trustee

The Susan E. Killham Trust dated April 8, 1997

BY: Susan Killham, Trustee
Susan E. Killham, Trustee

Maya Blackwell

Brett Blackwell

The Sarah Killham 1994 Trust, dated December 22, 1994

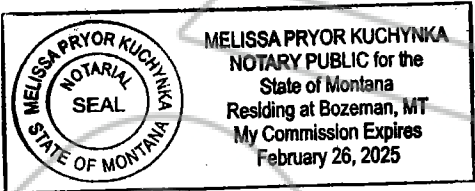
BY: Susan Killham, Trustee
Susan Killham, Trustee

STATE OF ~~NEVADA~~ Montana

COUNTY OF Gallatin

This instrument was acknowledged before me on this 17th day of May, 2024, by
Susan Elizabeth Killham / Mary Susan Killham (one in the same)

Melissa Pryor Kuchynka
Notary Public

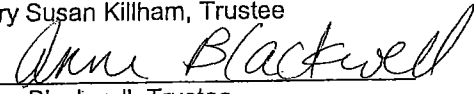


COOPY

Dated this 17 day of May, 2024.

The Tahoe Property Trust under the Schmitz Trust, u/t/a dated May 29, 1996,

BY: _____
Mary Susan Killham, Trustee

BY: 
Anne Blackwell, Trustee

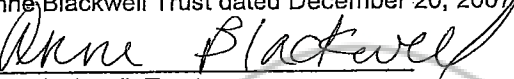
The Maria D. Hoerni Trust dated December 18, 2007

BY: _____
Maria D. Hoerni, Trustee

The John A. Hoerni Trust dated April 3, 2008, and any amendments thereto

BY: _____
John A. Hoerni, Trustee

The Anne Blackwell Trust dated December 20, 2007

BY: 
Anne Blackwell, Trustee

The Susan E. Killham Trust dated April 8, 1997

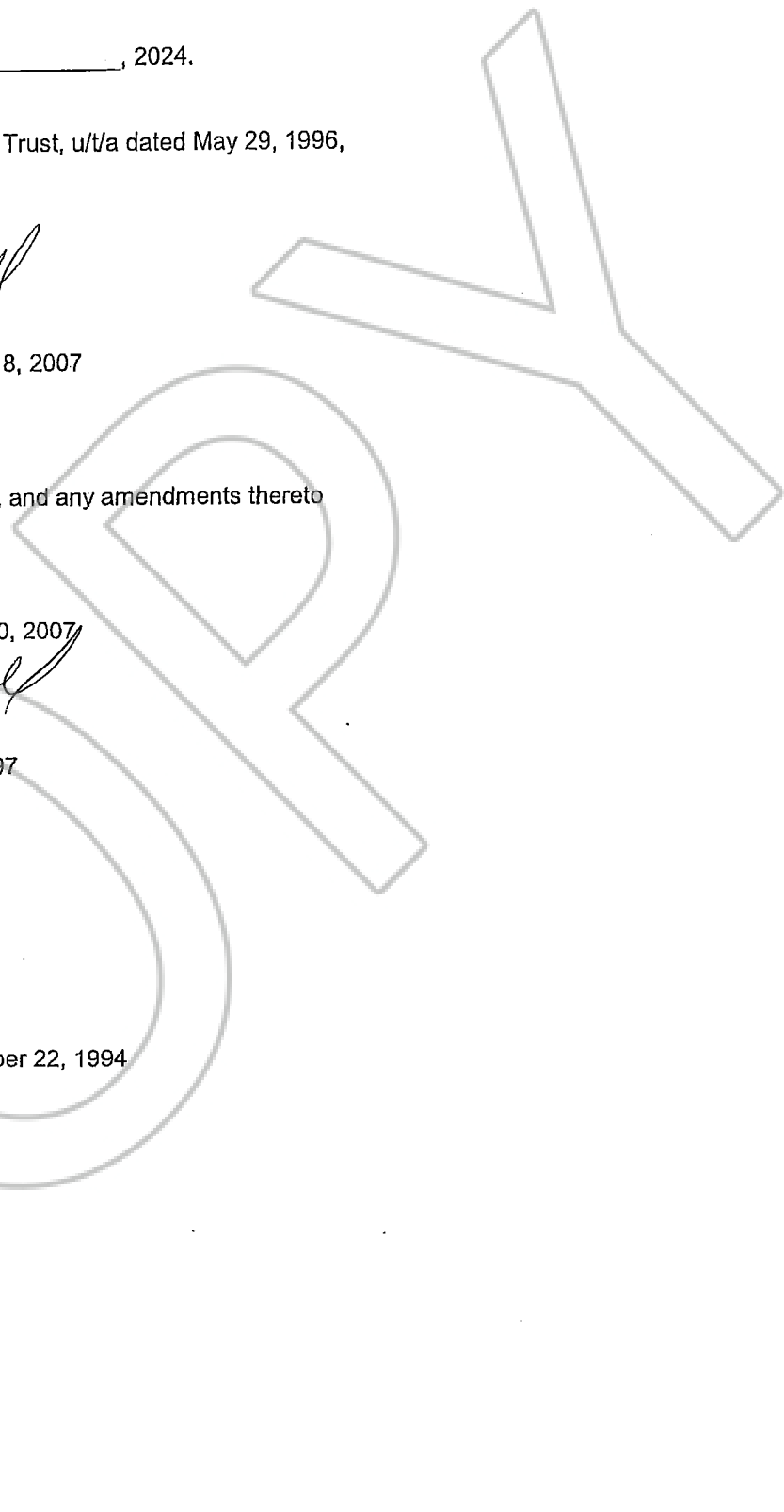
BY: _____
Susan E. Killham, Trustee

Maya Blackwell

Brett Blackwell

The Sarah Killham 1994 Trust, dated December 22, 1994

BY: _____
Susan Killham, Trustee



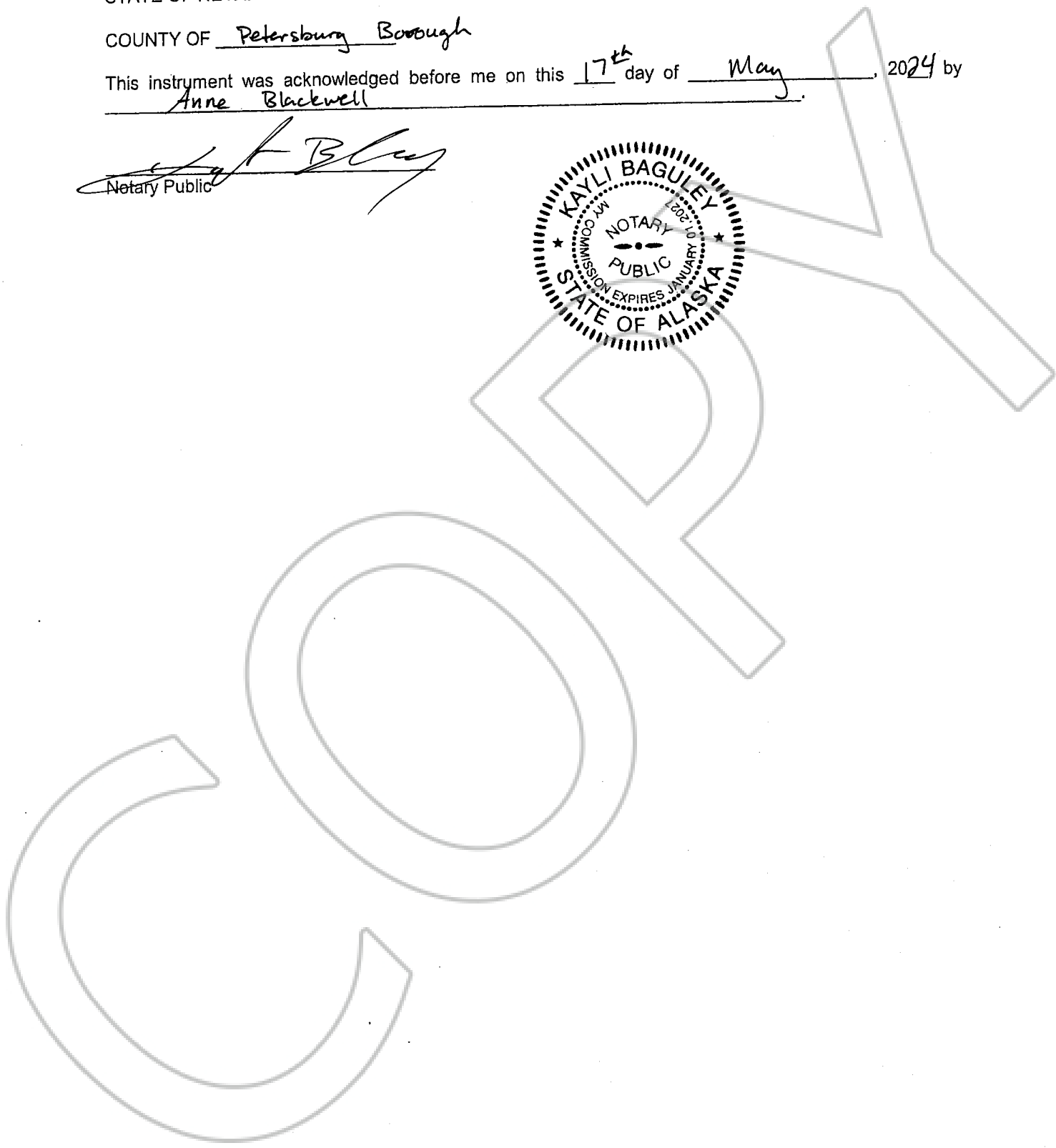
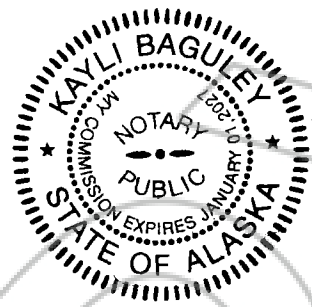
~~Alaska~~

STATE OF NEVADA

COUNTY OF Petersburg Borough

This instrument was acknowledged before me on this 17th day of May, 2024 by Anne Blackwell

[Signature]
Notary Public



Dated this 17 day of May, 2024.

The Tahoe Property Trust under the Schmitz Trust, u/t/a dated May 29, 1996,

BY: _____
Mary Susan Killham, Trustee

BY: _____
Anne Blackwell, Trustee

The Maria D. Hoerni Trust dated December 18, 2007

BY: MPN, Trustee
Maria D. Hoerni, Trustee

The John A. Hoerni Trust dated April 3, 2008, and any amendments thereto

BY: _____
John A. Hoerni, Trustee

The Anne Blackwell Trust dated December 20, 2007

BY: _____
Anne Blackwell, Trustee

The Susan E. Killham Trust dated April 8, 1997

BY: _____
Susan E. Killham, Trustee

Maya Blackwell

Brett Blackwell

The Sarah Killham 1994 Trust, dated December 22, 1994

BY: _____
Susan Killham, Trustee



STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by
_____.

Notary Public

See Attached Notary
Acknowledgment Certificate



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

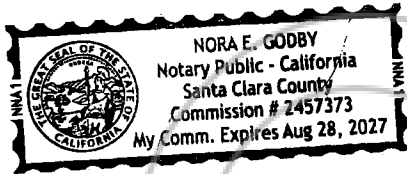
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Santa Clara }

On 05-17-2024 before me, Nora E. Godby, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Maria D. Hoerni
Name(s) of Signer(s)

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 Nora E. Godby
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 05-17-2024 Number of Pages: 3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer is Representing:

Signer's Name:

- Corporate Officer - Title(s)
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer is Representing:

Dated this 17 day of May, 2024.

The Tahoe Property Trust under the Schmitz Trust, u/t/a dated May 29, 1996,

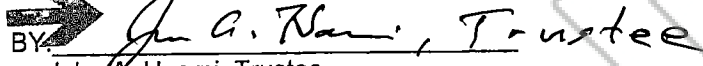
BY: _____
Mary Susan Killham, Trustee

BY: _____
Anne Blackwell, Trustee

The Maria D. Hoerni Trust dated December 18, 2007

BY: _____
Maria D. Hoerni, Trustee

The John A. Hoerni Trust dated April 3, 2008, and any amendments thereto

BY:  _____
John A. Hoerni, Trustee

The Anne Blackwell Trust dated December 20, 2007

BY: _____
Anne Blackwell, Trustee

The Susan E. Killham Trust dated April 8, 1997

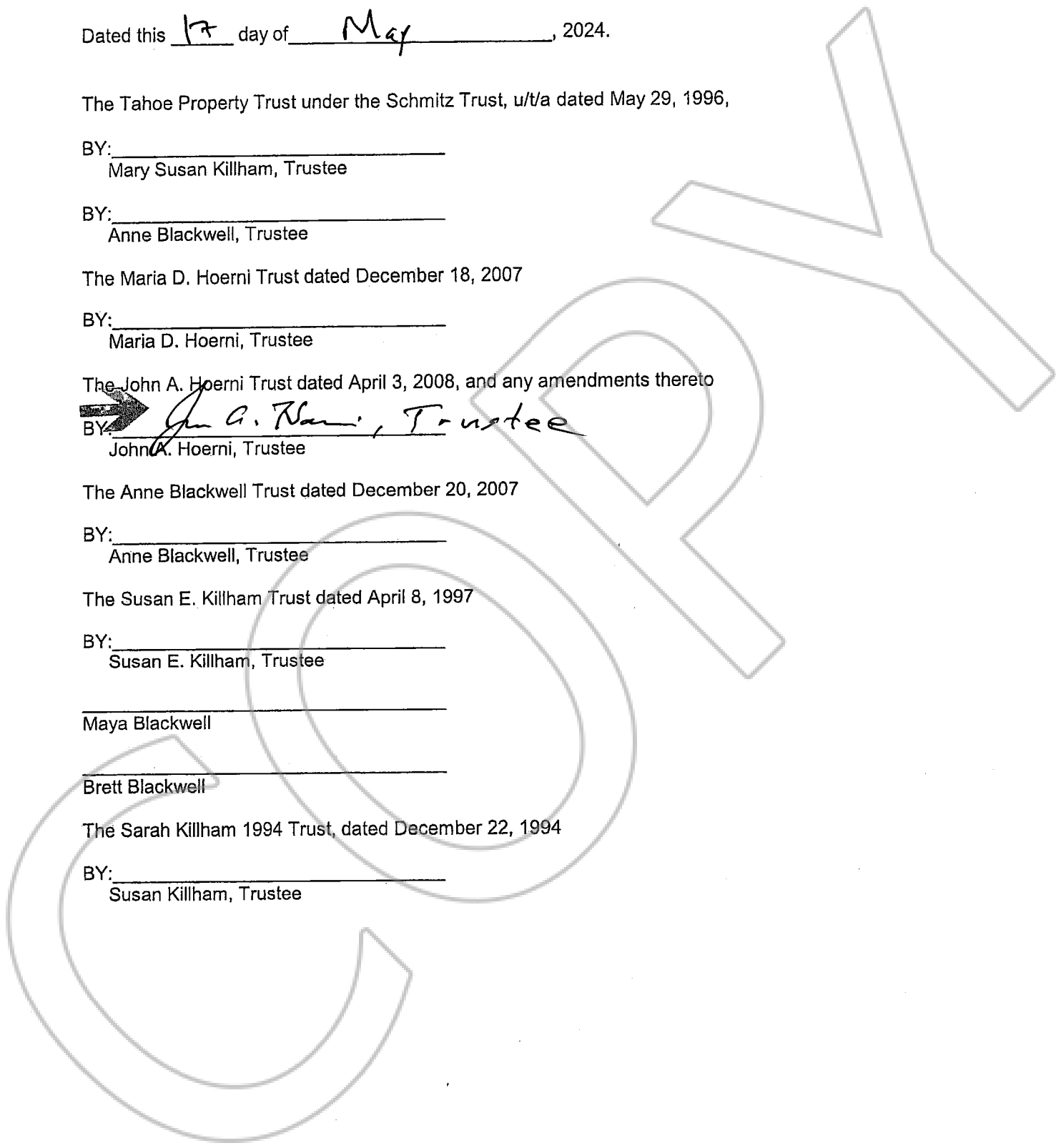
BY: _____
Susan E. Killham, Trustee

Maya Blackwell

Brett Blackwell

The Sarah Killham 1994 Trust, dated December 22, 1994

BY: _____
Susan Killham, Trustee



STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by

Notary Public

See Attached Notary
Acknowledgment Certificate

CORPOR

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Santa Clara }

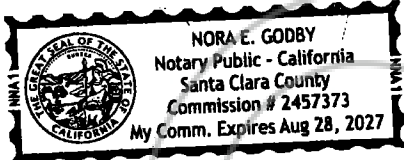
On 05-17-2024 before me, Nora E. Godby, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared John A. Hoerni
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Nora E. Godby
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant, Bargain, Sale Deed
Document Date: 05-17-2024 Number of Pages: 3
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian of Conservator
[] Other:
Signer is Representing:

Dated this _____ day of _____, 2024.

The Tahoe Property Trust under the Schmitz Trust, u/va dated May 29, 1996,

BY: _____
Mary Susan Killham, Trustee

BY: _____
Anne Blackwell, Trustee

The Maria D. Hoerni Trust dated December 18, 2007

BY: _____
Maria D. Hoerni, Trustee

The John A. Hoerni Trust dated April 3, 2008, and any amendments thereto

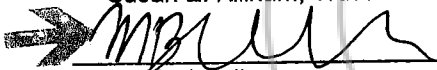
BY: _____
John A. Hoerni, Trustee

The Anne Blackwell Trust dated December 20, 2007

BY: _____
Anne Blackwell, Trustee

The Susan E. Killham Trust dated April 8, 1997

BY: _____
Susan E. Killham, Trustee

 _____
Maya Blackwell

Brett Blackwell

The Sarah Killham 1994 Trust, dated December 22, 1994

BY: _____
Susan Killham, Trustee

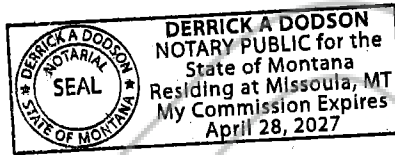
STATE OF ^{MT}NEVADA Montana

COUNTY OF Missoula

This instrument was acknowledged before me on this 17 day of May, 2024 by

Maja Blackwell

Notary Public



COPY

Dated this _____ day of _____, 2024.

The Tahoe Property Trust under the Schmitz Trust, u/t/a dated May 29, 1996,

BY: _____
Mary Susan Killham, Trustee

BY: _____
Anne Blackwell, Trustee

The Maria D. Hoerni Trust dated December 18, 2007

BY: _____
Maria D. Hoerni, Trustee

The John A. Hoerni Trust dated April 3, 2008, and any amendments thereto

BY: _____
John A. Hoerni, Trustee

The Anne Blackwell Trust dated December 20, 2007

BY: _____
Anne Blackwell, Trustee

The Susan E. Killham Trust dated April 8, 1997

BY: _____
Susan E. Killham, Trustee

Maya Blackwell

➔ Brett Blackwell
Brett Blackwell

The Sarah Killham 1994 Trust, dated December 22, 1994

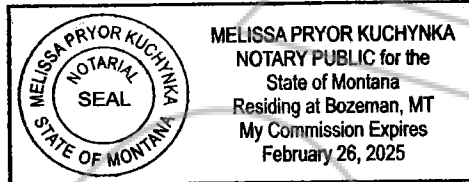
BY: _____
Susan Killham, Trustee

STATE OF ~~NEVADA~~ Montana

COUNTY OF Gallatin

This instrument was acknowledged before me on this 18th day of May, 2024, by Brett Alexander Blackwell.

Melissa Pryor Kuchynka
Notary Public

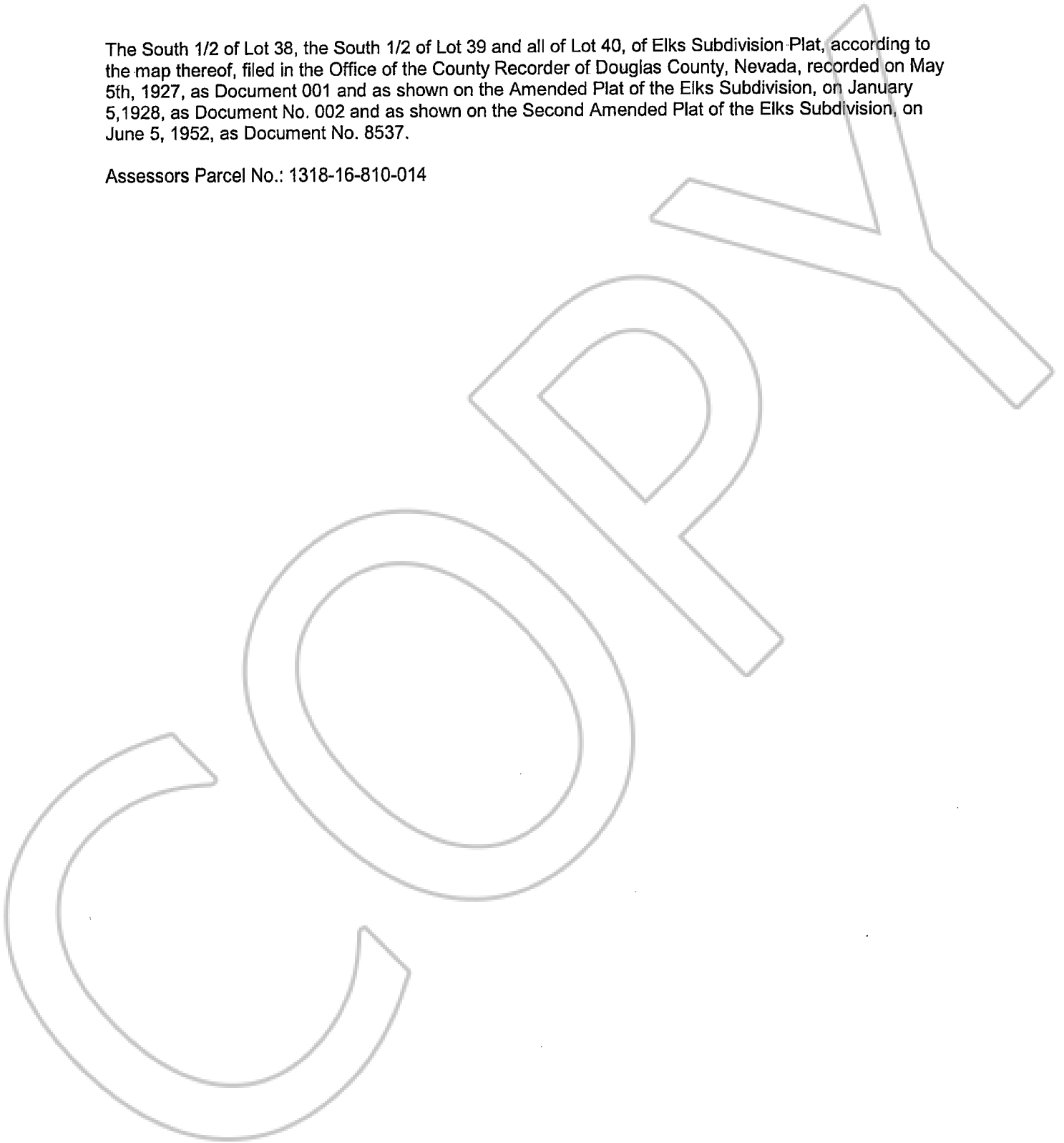


DRAFT

EXHIBIT "A"

The South 1/2 of Lot 38, the South 1/2 of Lot 39 and all of Lot 40, of Elks Subdivision Plat, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on May 5th, 1927, as Document 001 and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928, as Document No. 002 and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

Assessors Parcel No.: 1318-16-810-014



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-16-810-014
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$2,300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$2,300,000.00
 d. Real Property Transfer Tax Due: \$8,970.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Mary Susan Killham Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tahoe Property Trust, et al
 Address: 358 Middle Cottonwood Lane
 City: Bozeman
 State: MT Zip: 59715

Print Name: Bill Olin and Lori Olin, Trustees of The Bill Olin 401K Profit Sharing Plan dated 1/1/2003
 Address: PO Box 12186
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 24040070-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED