

OFFICIAL RECORD  
Requested By:  
ALLISON MACKENZIE

When recorded, mail to:  
Alton A. and Susan L. Anker  
P.O. Box 95  
Minden, Nevada 89423

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0408 PG- 6248 RPTT: # 4

APNs: 1219-12-002-009  
1219-12-002-010  
1219-12-001-006  
1219-12-001-005  
1219-12-001-004  
1219-01-000-023



The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

QUITCLAIM DEED

THIS INDENTURE, made this 23<sup>d</sup> day of April, 2008, by and between THE RANCH AT GARDNERVILLE, LLC, a Nevada limited liability company, GRANTOR, and ALTON A. ANKER and SUSAN L. ANKER, collectively GRANTEE,

WITNESSETH:

WHEREAS, GRANTOR and GRANTEE jointly own, as tenants in common, certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Property").

WHEREAS, pursuant the agreement of GRANTOR and GRANTEE, GRANTOR and GRANTEE are each entitled to certain rights related to the Property.

WHEREAS, certain development rights appurtenant to and associated with the Property have been previously conveyed to GRANTOR in conjunction with the parties' agreement with regard to the division of their respective interests in the Property.

WHEREAS, in order to comply with its agreement with GRANTEE regarding the division of their respective interests in the Property, GRANTOR desires to convey the Property to GRANTEE.

The undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, and forever quitclaims unto GRANTEE and to its successors and assigns forever, all of its right, title, and interest across, upon, in and under the Property.

TO HAVE AND TO HOLD all and singular the Property unto the GRANTEE and to its heirs, successors and assigns forever.

RESERVING UNTO GRANTOR, all of its right, title and interest in three hundred fifty two (352) transferable development rights associated with and appurtenant to the Property.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

THE RANCH AT GARDNERVILLE, LLC,  
a Nevada limited liability company

Carrie McAninch  
Manager

STATE OF NEVADA

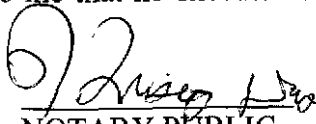
COUNTY OF Douglas

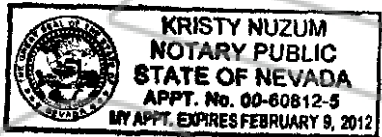
)  
: ss.

On April 23, 2008, personally appeared before me, a notary public, Carrie McAninch, personally known (or proved) to me to be the person



whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the person of The Ranch at Gardnerville, LLC, a Nevada limited liability company and who further acknowledged to me that he executed the foregoing Quitclaim Deed on behalf of said entity.

  
NOTARY PUBLIC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

**PARCEL 1:**

The Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the West 1/2 of the Southeast 1/4, the East 1/2 of the Southwest 1/4, all in Section 12, Township 12 North, Range 19 East, M.D.B. & M and a portion of the Northwest 1/4 Southwest 1/4 Section 12, Township 12 North, Range 19 East, M.D.B. & M., commencing at the Northeast corner of Southwest 1/4 Southwest 1/4 thence West 660 feet more or less, thence North 1000 feet more or less, thence Northeast 71' 700 feet more or less, thence South 1245 feet more or less to the point of beginning.

**EXCEPT THEREFROM:** a parcel of land lying in the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 12, Township 12 North, Range 19 East, M.D.B.&M., south and west of the center line of the West Fork of the Carson River, in the County of Douglas, State of Nevada, more fully described as follows:

Beginning at the fence corner on the north side of Centerville Lane where it is intersected by the west line of the said Southeast 1/4 of the Southwest 1/4 of Section 12, from which the witness corner to the Southwest corner of said Section 12, bears South 89°53' West, 1317.60 feet; thence East along the north side of said road 369.00 feet to the centerline of the West Fork of the Carson River; thence following the approximate centerline of said river North 25°39' West, 144.67 feet; thence North 29°24' West, 241.90 feet; thence North 51°37' West, 249.30 feet; to the intersection of the centerline of the river and the west boundary of the Southeast 1/4 of the Southwest 1/4 of Section 12; thence South South 0°54' East, 496.00 feet to the Point of Beginning.

Excepting Therefrom that portion of said land lying within the ordinary high water line of the Carson River.

**ASSESSOR'S PARCEL NO. 1219-12-002-009 & 010, 1219-12-001-006**

Continued on next page



and a Portion of 1219-12-001-005

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT  
RECORDED DECEMBER 26, 1995, BOOK 1295, PAGE 3684, AS FILE  
NO. 377447, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."

PARCEL 2:

East 1/2 of the Southwest 1/4 of Section 1 and the North  
1/2 of the Northwest 1/4 of Section 12, Township 12 North,  
Range 19 East, M.D.B.&M.;

Also, Northeast 1/4 of the Northeast 1/4 of Section 11,  
Township 12 North, Range 19 East, M.D.B.&M., save and  
except a triangular piece of land containing 1.3 acres and  
being in the Southwest corner thereof.

Also the Southwest 1/4 of the Northwest 1/4 of Section 12,  
Township 12 North, Range 19 East, M.D.B.&M., save and  
except therefrom a triangular piece of land containing 5.1  
acres.

Excepting therefrom that portion of said land lying within  
the ordinary high water line of the Carson River.

ASSESSOR'S PARCEL NO.'S 1219-01-000-023, 1219-12-001-004,  
and a Portion of 1219-12-001-005

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT  
RECORDED DECEMBER 26, 1995, BOOK 1295, PAGE 3687, AS FILE  
NO. 377448, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."

"Together with all water rights, surface or ground,  
permitted, certificated, adjudicated, or vested, as well as  
all seeps, springs, and other rights to water, of any nature  
whatsoever, appurtenant to or historically used on the  
property. This shall also include any and all  
Transferred Development Rights."