

Doc Number: **0815032**

12/21/2012 02:00 PM

OFFICIAL RECORDS

Requested By

TITLE SERVICES & ESCROW CO

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 8 Fee: \$ 21.00
Bk: 1212 Pg: 6169 RPTT # 9



Deputy sd

RPTT Exempt Sec. 9
APN 1320-32-501-017
1320-33-312-017
1320-33-312-018
1219-01-000-025
1219-12-002-011
1219-12-002-012
1219-12-002-013
1219-12-002-014
1219-12-001-011
1219-12-001-012

RECORDING REQUESTED BY AND
When recorded Mail this Deed to:
WILLOW STAY RANCH II, LLC
1178 Zerolene Rd.
Minden, NV 89423

MAIL TAX BILL TO GRANTEE:
1178 Zerolene Rd.
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

ALTON A. ANKER and SUSAN L. ANKER, husband and wife also known as ALTON ANKER and SUSAN ANKER, husband and wife

do hereby Grant, Bargain and Sell to

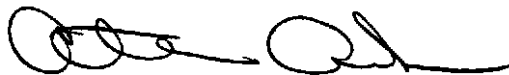
WILLOW STAY RANCH II, LLC, a Nevada Limited Liability Company

the following described real property situate in the County of Douglas, State of Nevada:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED 12/17/12



ALTON A. ANKER, aka ALTON ANKER

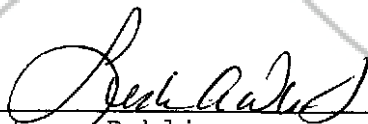


SUSAN L. ANKER, aka SUSAN ANKER

STATE OF Nevada)

COUNTY OF Lyon) ss.

On Dec 17, 2012, personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), ALTON A. ANKER and SUSAN L. ANKER who acknowledged to me that they executed the within instrument.



Notary Public



"EXHIBIT A"**LEGAL DESCRIPTION**

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

All that portion of the South $\frac{1}{2}$ of Section 29 and the North $\frac{1}{2}$ of Section 32, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, and more particularly described as follows:

PARCEL 1:

Commencing at the one-quarter corner common to Sections 32 and 33, Township 13 North, Range 20 East, M.D.B.&M.; thence North $47^{\circ}05'33''$ West 2704.18 feet to a point on the Northerly boundary of Zerolene Road which is the Southwesterly corner of this description and the TRUE POINT OF BEGINNING; thence North $89^{\circ}32'49''$ East 1028.24 feet to the Southeast corner; thence North $00^{\circ}25'41''$ West 1775.04 feet to the Northeast corner; thence North $89^{\circ}31'35''$ West 1720.80 feet to the Northwest corner; thence South $01^{\circ}47'00''$ East 101.09 feet to the beginning of a curve concave to the West with a central angle of $30^{\circ}18'14''$ with a radius of 613.00 feet; thence along said curve an arc length of 320.45 feet; thence South $52^{\circ}54'55''$ East 213.40 feet; thence South $81^{\circ}58'21''$ East 432.72 feet; thence South $01^{\circ}15'49''$ West 79.34 feet; thence South $21^{\circ}35'00''$ East 219.44 feet; thence South $30^{\circ}52'53''$ East 208.57 feet; thence South 733.12 feet to the POINT OF BEGINNING.

Said land more fully shown as Lot 42, on that certain Second Amended Record of Survey for John B. Anderson, being Lot 42 of the John B. Anderson Land Division Map No. 2, filed for record in the office of the County Recorder of Douglas County, Nevada, on June 4, 1981, as Document No. 56926.

PARCEL 2:

Right of non-exclusive access to and along said Zerolene Road and along a 25 foot wide non-exclusive easement for access and utilities, extending from said Zerolene Road adjacent to and Northwesterly of the Neddenriep property, to Highway 395.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 8, 1984, BOOK 1184, PAGE 702, AS FILE NO. 109809 AND RECORDED OCTOBER 29, 2002, BOOK 1002, PAGE 12628, AS FILE NO. 0556116, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 3:

Lot 12, in Block A, as set forth on Final Subdivision Map FSM-1006-3 of CHICHESTER ESTATES Phase 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 11, 1997, in Book 997, at Page 2121, as Document No. 421409, Official Records.

PARCEL 4:

Lot 13, in Block A, as set forth on Final Subdivision Map FSM-1006-3 of CHICHESTER ESTATES Phase 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 11, 1997, in Book 997, at Page 2121, as Document No. 421409, Official Records.

PARCEL 5:

The Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northeast ¼, the West ½ of the Southeast ¼, the East ½ of the Southwest ¼, all in Section 12, Township 12 North, Range 19 East, M.D.B.&M. and a portion of the Northwest ¼ Southwest ¼ Section 12, Township 12 North, Range 19 East, M.D.B.&M., commencing at the Northeast corner of Southwest ¼ Southwest ¼ 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 ¼ of the Southwest ¼ 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 ¼ of the Southwest ¼ 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 ¼ of the Southwest ¼ 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.

"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 6:

East ½ of the Southwest ¼ of Section 1 and the North ½ of the Northwest ¼ of Section 12, Township 12 North, Range 19 East, M.D.B.&M.;

Also, Northeast ¼ of the Northeast ¼ 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 ¼ of the Northwest ¼ 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.

"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."

PARCEL 7:

A parcel of land located within a portion of the East one-half of the Southwest one-quarter (E ½ SW ¼) of Section 1, a portion of the Northeast one-quarter (NE ¼) of Section 11, and a portion of the Northwest one-quarter (NW ¼), a portion of the Southwest one-quarter (SW ¼), and a portion of the West one-half of the Southeast one-quarter (W ½ SE ¼) of Section 12, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the corner common to Sections 11, 12, 13 and 14, T 12 N, R 19 E, M.D.M. from which a found 1939 U.S.G.L.O. brass cap witness corner bears North 03°10'00" East, 29.04 feet; thence North 88°45'51" East, 1689.41 feet to the Southeasterly corner of Adjusted Parcel 4 as shown on the Record of Survey to Support a Boundary Line Adjustment for Lee W. and Sharon Bergevin, Russell Family Trust and Dressler Family Trust recorded June 30, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 495047; thence along the approximate centerline of the Brockliss Slough, the following three courses:

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North 25°46'00" West, 144.70 feet; North 29°31'00" West, 241.90 feet; North 51°44'00" West, 251.55 feet; thence North 01°13'08" West, 775.07 feet to an existing fence corner, the POINT OF BEGINNING; thence South 88°58'30" West, 673.96 feet; thence North 00°35'01" West, 892.56 feet; thence North 21°48'37" West, 1897.40 feet to an existing fence corner; thence along an existing fence line, South 89°40'55" West, 1102.70 feet to an existing fence corner; thence along an existing fence line, North 07°25'01" West, 1346.70 feet to an existing fence corner; thence North 89°57'33" East, 1358.85 feet to the corner common to Sections 1, 2, 11 and 12, T 12 N, R 19 E, M.D.M; thence along the North line of the Northwest one-quarter of the Northwest one-quarter (NW ¼ NW ¼) of said Section 12, North 89°44'40" East, 1317.81 feet; thence along the West line of said East one-half of the Southwest one-quarter (E ½ SW ¼) of Section 1, North 00°23'46" West 2593.00 feet to a point on the South right-of-way of Mottsville Lane as described in Right-of-Way Deed recorded May 10, 2007 in said office of Recorder in Book 0507, at Page 3799, as Document No. 700891; thence along said South right-of-way of Mottsville Lane, North 89°42'28" East, 374.75 feet; thence South 00°23'46" East, 767.88 feet; thence South 89°36'14" West, 106.55 feet; thence South 00°23'46" East, 4472.29 feet; thence North 89°48'00" East, 2360.10 feet to a point on the East line of said West one-half of the Southeast one-quarter (W ½ SE ¼) of Section 12; thence along said East line of the West one-half of the Southeast one-quarter (W ½ SE ¼) of Section 12, South 00°15'59" East, 1219.05 feet; thence South 87°23'24" West, 1230.48 feet; thence South 00°07'00" East, 1327.80 feet to the North right-of-way of Centerville Lane as described in Right-of-Way Deed recorded May 10, 2007 in said office of Recorder in Book 0507, at Page 3806, as Document No. 700892; thence along said North right-of-way of Centerville Lane, South 89°53'00" West, 60.00 feet; thence North 00°07'00" West, 1325.19 feet; thence South 87°23'24" West, 1376.70 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 89°53'00" East, the South line of Section 12, T12 N, R 19 E, M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Alton A. and Susan L. Anker and the Ranch at Gardnerville, LCC recorded May 21, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 701582.

Legal Description appeared previously in Document No. 0725644, recorded on June 24, 2008, Official Records of Douglas County, Nevada.

PARCEL 8:

A parcel of land located within a portion of the East one-half of the Southwest one-quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 1, a portion of the Northwest one-quarter (NW $\frac{1}{4}$), the Southwest one-quarter of the Northeast one-quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), a portion of the Southwest one-quarter (SW $\frac{1}{4}$), and a portion of the West one-half of the Southeast one-quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 12, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the corner common to Sections 11, 12, 13 and 14, T 12 N, R 19 E, M.D.M. from which a found 1939 U.S.G.L.O. brass cap witness corner bears North 03°10'00" East, 29.04 feet; thence North 88°45'51" East, 1689.41 feet to the Southeasterly corner of Adjusted Parcel 4 as shown on the Record of Survey to Support a Boundary Line Adjustment for Lee W. and Sharon Bergevin, Russell Family Trust and Dressler Family Trust recorded June 30, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 495047; thence along the approximate centerline of the Brockliss Slough, the following three courses: North 25°46'00" West, 144.70 feet; North 29°31'00" West, 241.90 feet; North 51°44'00" West, 251.55 feet; thence North 01°13'08" West, 775.07 feet to an existing fence corner; thence South 88°58'30" West, 673.96 feet; thence North 00°35'01" West, 892.56 feet; thence North 21°48'37" West, 1897.40 feet to an existing fence corner; thence along an existing fence line, South 89°40'55" West, 1102.70 feet to an existing fence corner; thence along an existing fence line, North 07°25'01" West, 1346.70 feet to an existing fence corner; thence North 89°57'33" East, 1358.85 feet to the corner common to Sections 1,2,11 and 12, T 12 N, R 19 E, M.D.M; thence along the North line of the Northwest one-quarter of the Northwest one-quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 12, North 89°44'40" East, 1317.81 feet; thence along the West line of said East one-half of the Southwest one-quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 1, North 00°23'46" West 2593.00 feet to a point on the South right-of-way of Mottsville Lane as described in Right-of-Way Deed recorded May 10, 2007 in said office of Recorder in Book 0507, at Page 3799, as Document No. 700891; thence along said South right-of-way of Mottsville Lane, North 89°42'28" East, 374.75 feet TO THE POINT OF BEGINNING; thence continuing along said South right-of-way, North 89°42'28" East, 294.00 feet; thence South 00°17'32" East, 1271.49 feet; thence North 89°42'28" East, 651.85 feet; thence along the East line of said East one-half of the Southwest one-quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 1, South 00°22'31" East, 1322.35 feet to the North one-quarter corner of said Section 12 from which a found 1939 U.S.G.L.O. brass cap witness corner bears South 89°57'00" West, 26.40 feet; thence along the East line of said Northwest one-quarter (NW $\frac{1}{4}$) of Section 12, South 00°12'00" East, 1321.54 feet; thence along the North line of said Southwest one-quarter of the Northeast one-quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 12, North 89°48'46" East, 1317.21 feet; thence along the East line of said Southwest one-quarter of the Northeast one-quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 12, South 00°18'03" East, 1321.44 feet; thence along

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The East line of said West one-half of the Southeast one-quarter (W ½ SE ¼) of Section 12, South 00°15'59" East, 4.93 feet; thence South 89°48'00" West 2360.10 feet; thence North 00°23'46" West, 4472.29 feet; thence North 89°36'14" East, 106.55 feet; thence North 00°23'46" West, 767.88 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 89°53'00" East, the South line of Section 12, T 12 N, R 19 E, M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Alton A. and Susan L. Anker and the Ranch at Gardnerville, LLC recorded May 21, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 701582.

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