


DOC # 818749
02/22/2013 12:31PM Deputy: SG
OFFICIAL RECORD
Requested By:
Anderson, Dorn, & Rader, L
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-213 PG-5968 RPTT: EX#007



This document does not contain a social security number.


Rebecca Knabe

APN: 1022-14-001-032

RECORDING REQUESTED BY:

Bradley B Anderson, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

CARL E. ANDERSON and EILEEN B. ANDERSON
6714 West Trenton Court
Florence, AZ 85132

GRANTEE'S ADDRESS:

CARL E. ANDERSON and EILEEN B. ANDERSON, Trustees
ANDERSON LIVING TRUST
6714 West Trenton Court
Florence, AZ 85132

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

CARL E. ANDERSON and EILEEN B. ANDERSON,
husband and wife, as Community Property

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

CARL E. ANDERSON and EILEEN B. ANDERSON, Trustees,
or their successors in trust, under the ANDERSON LIVING TRUST,
dated January 08, 2013, and any amendments thereto.



ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 21 day of January, 2013.

CARL E. ANDERSON

EILEEN B. ANDERSON

STATE OF ARIZONA }
 }ss:
COUNTY OF MARICOPA }

This instrument was acknowledged before me this 21 day of January, 2013 by CARL E. ANDERSON and EILEEN B. ANDERSON.

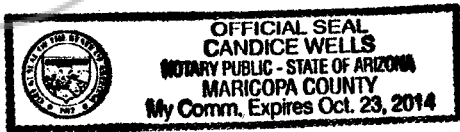
Notary Public



EXHIBIT "A"

Legal Description:

Parcel 1

Being all that portion of Sections 13 and 14, Township 10 North, Range 22 East M.D.B.&M., described as follows:

Commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 465.12 feet to a point; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30" for an arc distance of 196.35 feet thence South 35°30' East a distance of 1486.32 feet to the True Point of Beginning; thence North 54°30' East 902.49 feet; thence South 64°40'43" East 481.04 feet; thence South 54°30' West 1137.02 feet; thence North 35°30' West a distance of 420.00 feet to the True Point of Beginning. Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada on October 10, 1969, under File No. 45991, and the above described parcel shown as Parcel 7.

Parcel 2

Being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall insure to the benefit of and be used by all persons who may become owners of said land or any parts of portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right of way line of State Route No. 3, the true point of beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence S 64°45' E a distance of 1,559.09 feet; thence a curve to the left the tangent of which bears the last



described course having a radius of 500 feet through a central angle of $49^{\circ}29'15''$ for an arc distance of 431.86 feet; thence North $65^{\circ}45'45''$ East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $16^{\circ}40'22''$ for an arc distance of 145.50 feet; thence North $49^{\circ}05'23''$ East a distance of 1161.73 feet to the true point of ending.

Also, commencing at North quarter corner of said Section 14; thence South $89^{\circ}51'$ East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South $13^{\circ}00'$ East 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence South $13^{\circ}00'$ East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $07^{\circ}04'13''$ for an arc distance of 61.70 feet to the True Point of Beginning; thence North $76^{\circ}34'$ East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of $28^{\circ}59'00''$ for an arc distance of 129.23 feet; thence South $74^{\circ}27'$ East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada, on October 10, 1969 under File No. 45991, and the above described easements shown as Bosler Way and Kyle Drive.

Excepting therefrom any portions of the above described in easements lying within the exterior boundaries of Parcel 1.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on January 28, 1985, as Document No. 112860 in Douglas County Records, Douglas County, Nevada.

APN: 1022-14-001-032