

APN 1220-10-501-006

**AFTER RECORDING RETURN TO:**

Mark Forsberg, Esq.  
Scarpello & Huss, Ltd.  
600 E. William Street, Suite 300  
Carson City NV 89701

**MAIL TAX STATEMENTS TO:**

Mark Forsberg, Esq.  
Scarpello & Huss, Ltd.  
600 E. William Street, Suite 300  
Carson City NV 89701



KAREN ELLISON, RECORDER

E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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)

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Nevada SW Enterprises, Ltd.**, a Nevada limited liability company, "Grantor," in consideration of the sum of Ten Dollars (\$10.00) lawful money, does hereby QUITCLAIM to **The Wal-mart Real Estate Trust**, "Grantee," all of its right, title and interest in the real property situate in Gardnerville, Douglas County, State of Nevada, described as a portion of APN 1220-10-501-006, as shown on the attached Exhibit A.

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto said Grantee, and to the survivors of the Grantee, and to their heirs and assigns of such survivors forever.



**EXHIBIT 'A'**  
**DESCRIPTION**  
**PROPOSED ABANDONMENT OF LARSON WAY PUBLIC ROAD RIGHT-OF-WAY**  
**(PUBLIC ROAD RIGHT-OF-WAY PORTION ONLY)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the centerline intersection of Charlotte Way and Larson Way as shown on the Final Subdivision Map for Jewel Commercial Park – Phase 2 filed for record July 24, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 417846;

thence along the centerline of said Larson Way, North 50°20'59" West, 89.48 feet to the POINT OF BEGINNING;

thence South 39°39'01" West, 30.00 feet to the westerly right-of-way line of said Larson Way;

thence along said westerly right-of-way line of Larson Way the following three courses:

North 50°20'59" West, 120.21 feet;

Along the arc of a curve to the right, having a radius of 280.00 feet, central angle of 23°05'04", arc length of 112.81 feet and chord bearing and distance of North 38°48'27" West, 112.05 feet;

North 27°15'55" West, 40.83 feet to the northwesterly terminus of said Larson Way;

thence along the northerly right-of-way line of said Larson Way, North 45°44'39" East, 62.74 feet to the northeasterly terminus of said Larson Way;

thence along the easterly right-of-way line of said Larson Way the following three courses:

South 27°15'55" East, 59.17 feet;

Along the arc of a curve to the left, having a radius of 220.00 feet, central angle of 23°05'04", arc length of 88.64 feet and chord bearing and distance of South 38°48'27" East, 88.04 feet;

South 50°20'59" East, 120.21 feet;

thence South 39°39'01" West, 30.00 feet to the POINT OF BEGINNING, containing 16,256 square feet, more or less.

\*\*\*The intent of this abandonment is to abandon the above described public road right-of-way portion of Larson Way only. The existing underlying public utility easements shall remain.\*\*\*

2103-001

04/04/14

Page 2 of 2

The Basis of Bearing of this description is South 44°45'21" East, the easterly right-of-way line of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Barton Healthcare System, Park Cattle Company & Sierra Nevada SW Enterprises filed for record August 31, 2006 in said office of Recorder as Document No. 683421.

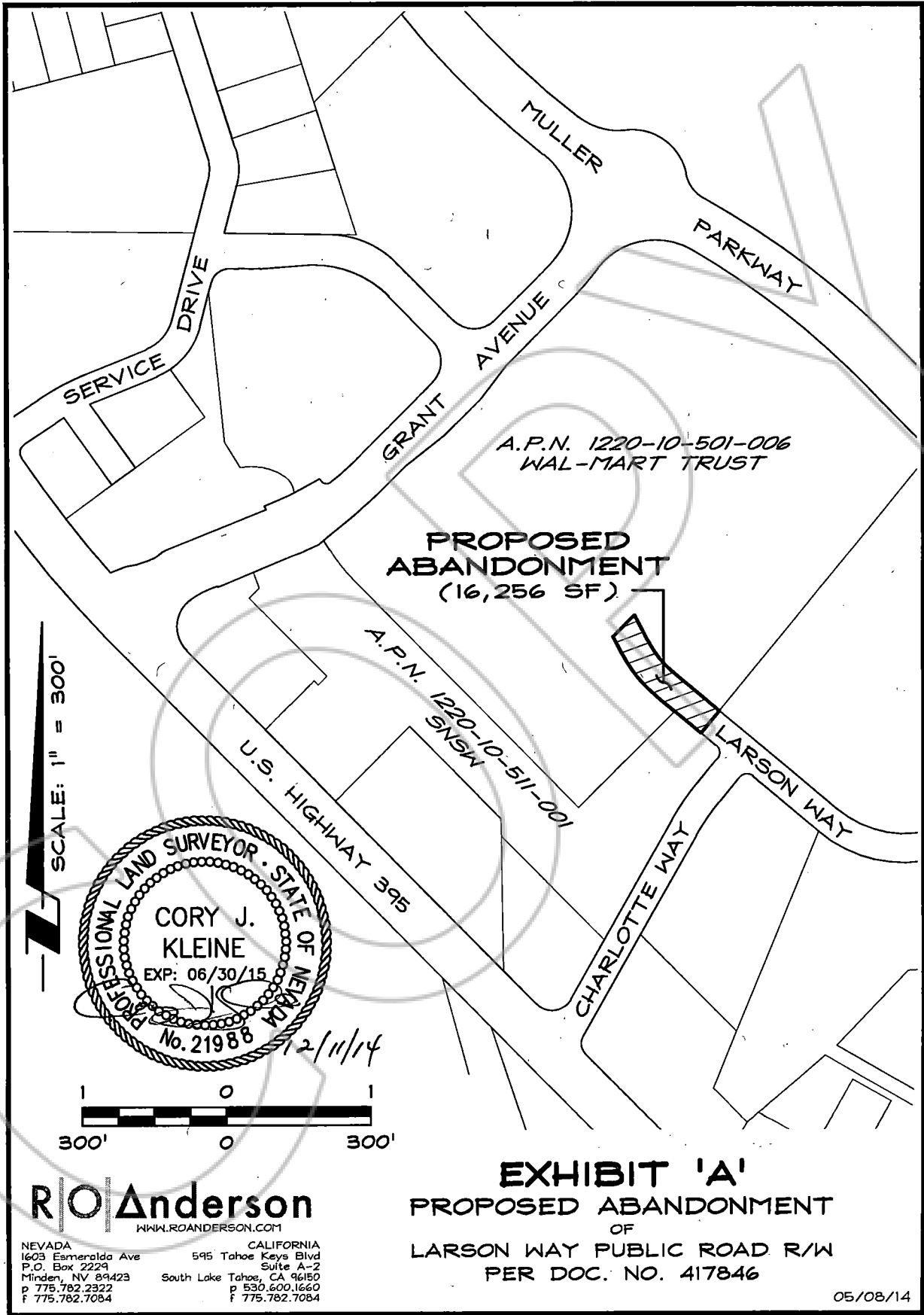
Prepared By: R.O. ANDERSON ENGINEERING, INC.

P.O. Box 2229

Minden, Nevada 89423



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**R/O Anderson**  
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South Lake Tahoe, CA 96150  
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**EXHIBIT 'A'**  
**PROPOSED ABANDONMENT**  
OF  
**LARSON WAY PUBLIC ROAD R/W**  
**PER DOC. NO. 417846**

05/08/14

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-10-501-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Taxes paid previously, please refer to Document# 757834.  
SEE PROPOSED ABANDONMENT (ATTACHED)

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 that 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 [Signature] Capacity Agent  
 R.O. ANDERSON ENGINEERING, INC.  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Sierra Nevada SW Enterprises, Ltd.  
 Print Name: c/o Oshinski & Forsberg, Ltd.  
 Address: 504 E. Musser Street  
 City: Carson City  
 State: Nevada Zip: 89701

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 The Wal-mart Real Estate Trust  
 Print Name: \_\_\_\_\_  
 Address: 2001 S.E. 10th Street  
 City: Bentonville  
 State: Arizona Zip: 72716-0550

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: R.O. Anderson Engineering, Inc. Escrow # N/A  
 Address: P.O. Box 2229  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)