

DOUGLAS COUNTY, NV  
RPTT:\$4929.60 Rec:\$16.00  
\$4,945.60 Pgs=3  
2016-886858  
08/30/2016 11:46 AM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

R.P.T.T. : 4,929.60

RECORDING REQUESTED BY, AND  
WHEN RECORDED MAIL ORIGINAL  
AND TAX STATEMENTS TO:  
Patrick K Willis, Trustee  
The Patrick K. Willis  
Family Trust utd 3/28/00  
P.O. Box 10093  
Zephyr Cove, NV 89448

Pursuant to NRS 239B.030(4), the  
undersigned hereby affirms that the  
foregoing instrument does not contain  
the social security number of any person.

APN 1220-31-004-008  
APN 1220-31-001-009

### GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby  
acknowledged, Sunshine Ranch Nevada, LLC, as to Parcel 1, and  
Sunshine Ranch Nevada, LLC, a Nevada limited liability company,  
as to Parcel 2 ("Grantor"), does hereby GRANT, BARGAIN and SELL  
to Patrick K. Willis, Trustee of the Patrick K. Willis Family  
Trust utd 3/28/00, Post Office Box 10093, Zephyr Cove, Nevada,  
89448 ("Grantee"), all of its right, title and interest in and  
to the real property situate in the Douglas County, Nevada, more  
particularly described as follows:

#### PARCEL 1:

PARCEL 4-B AS SET FORTH ON PARCEL MAP FOR SCIT, INC.,  
FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY  
RECORDER ON FEBRUARY 05, 1993, IN BOOK 293, AT PAGE 979,  
AS DOCUMENT NO. 298965, OFFICIAL RECORDS.

#### PARCEL 2:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 36,  
TOWNSHIP 12 NORTH, RANGE 19 EAST, AND SECTION 31, TOWNSHIP  
12 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND  
MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-QUARTER (1/4) CORNER COMMON TO  
SECTION 36, TOWNSHIP 12 NORTH, RANGE 19 EAST, AND SECTION  
31, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., AS SHOWN  
ON THE RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT

FOR HERITAGE RANCH, INC., AND RECORDED IN BOOK 1091, AT PAGE 1796, AS DOCUMENT NO. 262375, OFFICIAL RECORDS, THE POINT OF BEGINNING;

THENCE WEST 44.08 FEET;  
THENCE SOUTH 89°52'50" WEST, 520.28 FEET;  
THENCE NORTH 08°40'08" WEST, 320.70 FEET;  
THENCE SOUTH 89°57'09" EAST, 323.69 FEET;  
THENCE SOUTH 00°03'54" EAST, 14.00 FEET;  
THENCE NORTH 89°56'06" EAST, 40.00 FEET;  
THENCE NORTH 00°03'54" WEST, 16.29 FEET;  
THENCE NORTH 89°56'06" EAST, 1,350.80 FEET;  
THENCE SOUTH 00°03'54" EAST, 320.46 FEET;  
THENCE NORTH 89°57'09" WEST, 1102.15 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND FURTHER IMPOSED ON THAT CERTAIN RECORD OF SURVEY, RECORDED APRIL 14, 1992, AS DOCUMENT NO. 275251.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED ON JULY 27, 2007, IN BOOK 0707, AT PAGE 10106, AS DOCUMENT 706364, OFFICIAL RECORDS.

Subject to:

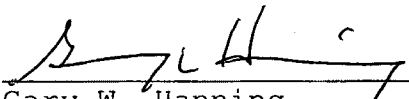
1. All general and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

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, including water diversion structures, reservoir rights and ditch rights, if any.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements, if any, thereunto belonging or appertaining, and the reversions, remainders, rents, issues or profits thereof.

DATED this 29 day of August, 2016.

GRANTOR:  
SUNSHINE RANCH NEVADA, LLC,  
a Nevada limited liability  
company

By:   
Gary W. Hanning

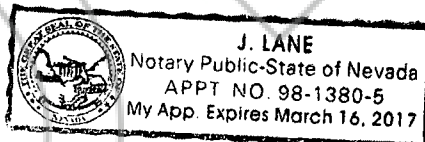
Its: Managing Member

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF DOUGLAS            )

This instrument was acknowledged before me on August 29, 2016, by Gary W. Hanning, as Managing Member of Sunshine Ranch Nevada, LLC, a Nevada limited liability company and Sunshine Ranch Nevada, LLC.

WITNESS my hand and official seal.

  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-31-004-009
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,264,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$1,264,000.00
- d) Real Property Transfer Tax Due \$ 4,929.60

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Sunshine Ranch Nevada LLC

Print Name: The Patrick Willis Trust

Address: P.O. Box 1610

Address: 105 & 121 Fredericksburg

City: Zephyr Cove

Address: Road

City: Gardnerville

State: NV Zip: 89448

State: NV Zip: 89460

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

First American Title Insurance

Print Name: Company

File Number: 143-2507428 JL/JL

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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