



KAREN ELLISON, RECORDER E07

WHEN RECORDED MAIL TO:

WILLIAMS, BRODERSEN & PRITCHETT LLP
Attn: Thomas C. Brodersen
✓ 2222 W. Main Street
Visalia, California 93291

MAIL TAX STATEMENTS TO:

Keith Wilson and Lisa Wilson, Trustees of the 2004
Wilson Family Trust
3224 Fairway Avenue
Kingsburg, California 93631

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1120-06-00-007
R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **LISA WILSON, a married woman, formerly known as and who acquired title as Lisa Neddenriep, a married woman,** FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **KEITH WILSON and LISA WILSON, Trustees of the 2004 Wilson Family Trust u/d/t dated December 29, 2004,** as the sole and separate property of Lisa Wilson, all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE
MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: 9/14/16

Lisa Wilson
Lisa Wilson formerly known as and who
acquired title as Lisa Neddenriep

STATE OF CALIFORNIA
COUNTY OF Fresno

} ss:

This instrument was acknowledged before me on September 14, 2016
by LISA WILSON.

Ashley Hillis
NOTARY PUBLIC



EXHIBIT A
Legal Description

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

Parcel 8 of that certain Record of Survey For The Wilton H. Neddenriep Estate of portions of Section 6, Township 11 North, Range 20 East, and Section 31, Township 12 North, Range 20 East, M.D.B.&M., recorded December 20, 1988 in Book 1288, Page 2695, Document No. 192958, Official Records of Douglas County, Nevada, EXCEPTING AND RESERVING to Grantor for the benefit of Parcels, 1, 2, 3, 4, 5 and 6 as shown on the Record of Survey For The Wilton H. Neddenriep Estate recorded December 20, 1988 in Book 3 of Maps, Page 52, Alpine County, California, as for the benefit of parcels 7-11 of that certain Record of Survey For The Estate of Wilton H. Neddenriep recorded December 20, 1988 in Book 1288, Page 2695, Document No. 192958, Official Records of Douglas County, Nevada, a non-exclusive agricultural easement consisting of approximately 1.56 acres of Parcel 8 as shown on the Record of Survey For The Wilton H. Neddenriep Estate recorded in Book 1288, Page 2695, as Document no. 192958, Official Records of Douglas County, Nevada, together with all improvements thereon, together with a non-exclusive easement for agricultural purposes in approximately .90 acres of Parcel 5 as shown on the Record of Survey For The Wilton H. Neddenriep Estate recorded in Book 3 of Maps, Page 52, Records of Alpine County, California, and a non-exclusive easement for agricultural purposes in approximately 1.56 acres of Parcel 8 as shown on the Record of Survey For The Wilton H. Neddenriep Estate recorded in Book 1288, Page 2695, as Document No. 192958, Official Records of Douglas County, Nevada, together with all improvements thereon.

Water

21.03% (66.69 acres) of the water decreed under Claim No. 513 and 21.03% (18.53 acres) of the water decreed under Claim No. 514, 10.20% (27.96 acres) of the water decreed under Claim No. 537, 40.02% (44.02 acres) of decreed water under Claim No. 538 under the Final Decree entered in the action in the United States District Court for the District of Nevada entitled United States of America v. Alpine Land and Reservoir Company, et al., Civil No. D-183-BRT.

All of the estate's interest in and to the Scott Lake Reservoir and the lands, dam sites, lakes and waters described in that certain Declaration of Interest dated April 2, 1956, recorded in Book G, Page 417, Official Records of Alpine County, California, which property is located in Section 2, Township 10 North, Range 18 East, M.D.B.&M., and known as Assessor's Parcel No. 002-02-0-009-0.

It is the intention of the parties that the water rights and reservoir rights hereunder are appurtenant to the lands conveyed to the Grantee and may, pursuant to the Decree, be used upon such lands. To the extent that water may not, under the Decree, be used on lands conveyed hereunder, any excess water shall be deemed to be used on permissible lands owned by other heirs of the Wilton H. Neddenriep Estate but shall not be abandoned.

Subject to conditions, restrictions, reservations, easements and rights of way of record.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1120-06-000-007
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK PL</u>	

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 # 7
 b. Explain Reason for Exemption: Transfer to trust without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 Lisa Wilson Capacity Grantor
 Signature Lisa Wilson Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lisa Wilson (formerly Lisa Neddenriep)
 Address: 3224 Fairway Avenue
 City: Kingsburg
 State: California Zip: 93631

Print Name: Keith Wilson and Lisa Wilson, Trustees of the 2004 Wilson Family Trust
 Address: 3224 Fairway Avenue
 City: Kingsburg
 State: California Zip: 93631

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Thomas C. Brodersen, Esq. Escrow # N/A
 Address: Williams, Brodersen & Pritchett LLP, 2222 West Main Street
 City: Visalia State: California Zip: 93291

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