

DOUGLAS COUNTY, NV **2016-891505**  
RPTT:\$10725.00 Rec:\$16.00  
\$10,741.00 Pgs=3 **12/02/2016 10:05 AM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Peter D. Stent and Nora B. Stent, as Trustees of the  
Stent Family Trust created by agreement dated  
November 13, 2003 as amended

170 Josselyn Lane

Woodside, CA 94062-3610

MAIL TAX STATEMENTS TO:  
Peter D. Stent and Nora B. Stent, as Trustees of the  
Stent Family Trust created by agreement dated  
November 13, 2003 as amended  
170 Josselyn Lane

Woodside, CA 94062-3610

Escrow No. 1606060-RLT

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.: 1219-11-002-020  
R.P.T.T. \$10,725.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That John L. Welsh III and Cheryl L. Welsh, Trustees of the Hiawatha Trust of 2015 Under Declaration of Trust dated March 30, 2015

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Peter D. Stent and Nora B. Stent, as Trustees of the Stent Family Trust created by agreement dated November 13, 2003 as amended

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

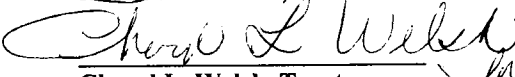
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TOGETHER WITH All water rights from Nevada Division of Water Resources Permit No. 62964 62969, and 62974

John L. Welsh III and Cheryl L. Welsh, Trustees  
of the Hiawatha Trust of 2015 Under Declaration  
of Trust dated March 30, 2015

  
\_\_\_\_\_  
Trustee

John L. Welsh III, Trustee

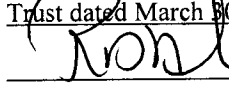
  
\_\_\_\_\_  
Trustee

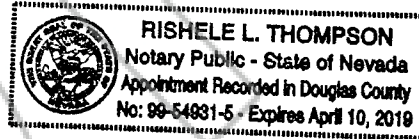
Cheryl L. Welsh, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 12/1/16  
by John L. Welsh III and Cheryl L. Welsh, Trustees of the Hiawatha Trust of 2015 Under Declaration of  
Trust dated March 30, 2015

  
\_\_\_\_\_  
NOTARY PUBLIC



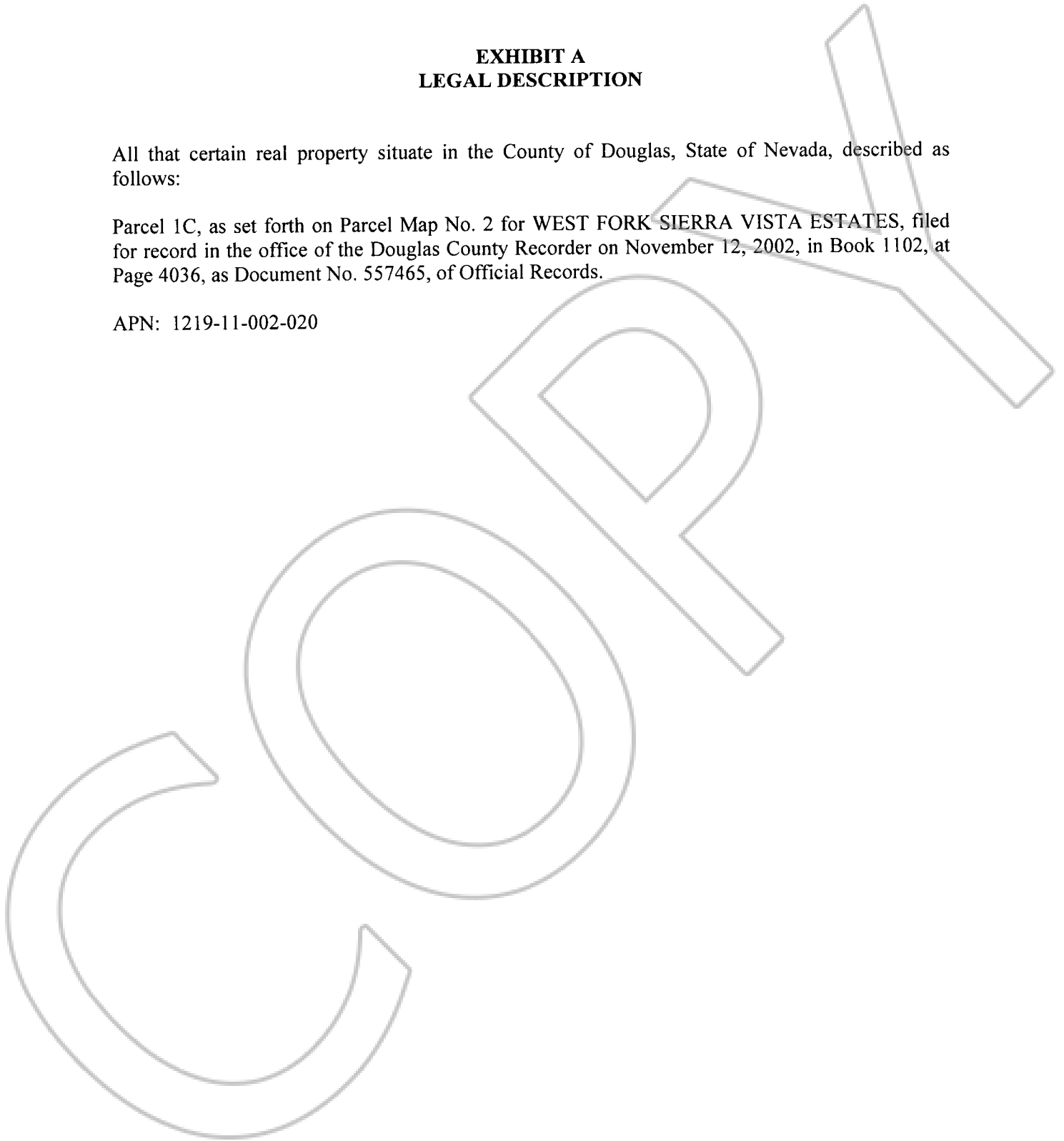
Escrow No. 1606060-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Parcel 1C, as set forth on Parcel Map No. 2 for WEST FORK SIERRA VISTA ESTATES, filed for record in the office of the Douglas County Recorder on November 12, 2002, in Book 1102, at Page 4036, as Document No. 557465, of Official Records.

APN: 1219-11-002-020



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1219-11-002-020
- 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: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$2,750,000.00
Transfer Tax Value	\$ _____
Real Property Transfer Tax Due:	\$2,750,000.00
	<u>\$10,725.00</u>

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 <u>[Signature]</u>	Capacity <u>Trustee, grantor</u>
Signature <u>[Signature]</u>	Capacity <u>Trustee, grantor</u>

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: John L. Welsh III and Cheryl L. Welsh, Trustees of the Hiawatha Trust of 2015  
 Under Declaration of Trust dated March 30, 2015  
 Address: 206 Red Devil Dr  
Hayden, ND 58333  
 City, State, Zip

Print Name: Peter D. Stent and Nora B. Stent, as Trustees of the Stent Family Trust created by agreement dated November 13, 2003 as amended  
 Address: 170 Josselyn Lane  
Woodside, CA 94062-3610  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606060-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410