



KAREN ELLISON, RECORDER E07

RETURN RECORDED DEED TO:  
SULLIVAN LAW  
a Professional Corporation  
1625 Highway 88, #401  
Minden, NV 89423  
APN: 1219-10-001-011  
R.P.T.T. \$0 #7

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made November 27, 2017, by and between SULLIVAN LIVING TRUST DATED OCTOBER 16, 2003, Jay D. Sullivan, Trustee, grantor, and J. D. SULLIVAN and CHRISTINE SULLIVAN, husband and wife, as community property, with right of survivorship, as joint tenants with JSU Limited Partnership, grantee.

W I T N E S S E T H:

That the grantor, without consideration, does by these presents grant, bargain, transfer and sell to the grantee, and to its successors and assigns, all those certain parcels of real property with improvements located thereon, including all mineral, oil, gas, timber, logging and water rights belonging or in any way appertaining to said real property, situate in Douglas County, State of Nevada, and more particularly described as follows:


(See Exhibit "A" attached hereto and incorporated herein by this reference)

TOGETHER WITH, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in

anywise appertaining, and the reversion and reversions,  
remainder or remainders, rents, issues, and profits thereof,  
reserving all homestead rights therein;

TO HAVE AND TO HOLD all and singular the premises,  
together with the appurtenances, unto the said grantee and  
to its successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this  
conveyance, effective the day and year first above written.



SULLIVAN LIVING TRUST DATED  
OCTOBER 16, 2003, JAY D.  
SULLIVAN, Trustee

STATE OF NEVADA            )  
                                          ) ss.  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on November 27,  
2017 by Jay D. Sullivan.

Lisa Apple  
Notary Public

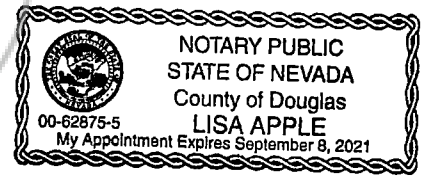


EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

PARCEL NO. 1:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°09'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 263.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°09'00" WEST ALONG THE EAST LINE, A DISTANCE OF 132.06 FEET; THENCE NORTH 89°56'23" WEST, A DISTANCE OF 329.31 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF THE PARCEL OF LAND CONVEYED TO KASPER A. SKARSTEN, ET UX, BY DEED RECORDED MARCH 12, 1971, IN BOOK 84, OFFICIAL RECORDS, AT PAGE 593, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE NORTH 00°09'00" EAST ALONG THE EAST LINE OF SAID SKARSTEN PARCEL, A DISTANCE OF 131.81 FEET TO A POINT; THENCE SOUTH 89°59'13" EAST, A DISTANCE OF 329.31 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

NON-EXCLUSIVE RIGHT-OF-WAY 25 FEET IN WIDTH FOR PUBLIC ROAD AND UTILITY PURPOSES ALONG THE NORTH BOUNDARY OF THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., PROCEED THENCE SOUTH ALONG THE SECTION LINE COMMON TO SECTIONS 9 AND 10, A DISTANCE OF 396 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG A LINE PARALLEL TO THE SECTION LINE, A DISTANCE OF 330 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 132 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WEST, A DISTANCE OF 330 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH ALONG SAID SECTION LINE 132 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A NON-EXCLUSIVE RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES OVER THE WESTERLY 30.00 FEET OF THE NORTHERLY 25 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., PROCEED SOUTH 00°09' WEST, A DISTANCE OF 395.92 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 00°09' WEST, A DISTANCE OF 132.06 FEET TO THE SOUTHEAST CORNER; THENCE NORTH 89°53'34" WEST, A DISTANCE OF 329.31 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00°09' EAST, A DISTANCE OF 131.81 FEET TO THE NORTHWEST CORNER; THENCE SOUTH 89°56'23" EAST, A DISTANCE OF 329.31 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 22, 2002, IN BOOK 1002, PAGE 9713, AS INSTRUMENT NO. 555592.

COMMONLY KNOWN AS 210 FOREST VIEW.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1219-10-001-011  
 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 BC</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: to/from trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 [Handwritten Signature] Capacity \_\_\_\_\_ Grantor

Signature [Handwritten Signature] Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: SULLIVAN LIVING TRUST DATED 10/16/2003  
 Address: 1625 SR 88, No. 401  
 City: Minden  
 State: NV Zip: 89423

Print Name: JSU LIMITED PARTNERSHIP/Sullivans  
 Address: 1625 SR 88, No. 401  
 City: Minden  
 State: NV Zip: 89523

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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