

DOUGLAS COUNTY, NV **2019-925265**  
RPTT:\$7020.00 Rec:\$35.00  
\$7,055.00 Pgs=2 01/31/2019 11:43 AM  
TICOR TITLE - RENO (LAKESIDE)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Dale Anderson  
1401 Tompkins Street  
Rapid City, SD 57701

MAIL TAX STATEMENTS TO:  
Dale Anderson  
SAME AS ABOVE

Escrow No. 1805172-SL

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.: 1219-14-001-012 (019)

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$7,020.00

APN: 1219-14-001-015 (NEW)

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Donald Scott Forrester and Kristina Marie Forrester,  
Trustees of the Donald Scott Forrester and Kristina Marie Forrester Trust dated February 15, 2006


**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Dale R. Anderson, Trustee of the Anderson  
Family Nevada Property Trust

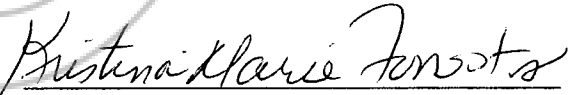
all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

**\*\*Together with any and all water and/or water rights appurtenant thereto.\*\***

Donald Scott Forrester and Kristina Marie  
Forrester, Trustees of the Donald Scott  
Forrester and Kristina Marie Forrester  
Trust dated February 15, 2006

  
Donald Scott Forrester, Trustee


  
Kristina Marie Forrester, Trustee

STATE OF NEVADA  
COUNTY OF WASHOE

} ss:  
1/4/2018

This instrument was acknowledged before me on , \_\_\_\_\_  
by Donald Scott Forrester and Kristina Marie Forrester

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

 S. LONGERO  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 99-5249-2 - Expires November 11, 2019

Escrow No. 1805172-SL

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

A Parcel of Land as shown on the Record of Survey in Support of a Boundary Line Adjustment for Donald S. and Kristina Forrester, Record of Survey Map No. 920067, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 26, 2018, as File No. 2018-920067, official records, being more particularly described as follows:

A boundary line adjustment between a portion of Adjusted Parcel 3, Assessor's Parcel No. 1219-14-001-012, as recorded in Book 0406, Page 3621 as Document No. 672498.

A parcel of land located within a portion of Section 14, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Parcel No. 2 as shown on the Land Division Map for Gerald F. and Pamela F.J. Whitmire as recorded in Book 1286 on Page 552 as Document No. 146147 and also shown as the Northwest corner of Parcel J as shown on the Record of Survey for "Run Around Ranch" as recorded in Book 373 on Page 133 as Document No. 64581, Douglas County, Nevada, Recorder's Office; thence along the boundary of the said two recorded maps, South 00°00'34" West, 1,515.79 feet to THE POINT OF BEGINNING; thence continuing along said boundary South 00°00'34" West, 1,094.49 feet; thence North 89°52'46" West, 540.00 feet; thence North 83°30'43" West, 435.44 feet; thence North 24°45'26" West, 630.30 feet; thence South 64°25'28" West, 1,120.70 feet; thence North 25°34'38" West, 231.66 feet; thence North 25°39'21" West, 185.77 feet; thence North 64°42'38" East, 653.44 feet; thence South 25°39'21" East, 1.20 feet; thence North 64°25'38" East, 473.46 feet; thence North 23°54'16" East, 740.05 feet; thence South 62°24'58" East, 1,252.18 feet to the TRUE POINT OF BEGINNING, and containing 49.64 acres more or less.

Document No. 920069 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 2:**

Together with a water pipeline easement as described in Grant of Water Pipeline Easement; Affirmation of Pre-Existing Water Pipeline Easement; Abandonment of Easements, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 27, 2008 in Book 0608, Page 7181, Document No. 725896 of Official Records.

OLD APN: 1219-14-001-012

NEW APN: 1219-14-001-016

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

1. Assessor Parcel Number(s)  
 a) 1219-14-001-012 (OLD APN)  
 b) 1219-14-001-016 (NEW APN)  
 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: \$1,800,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$1,800,000.00  
 Real Property Transfer Tax Due: \$7,020.00

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 Dale R. Anderson Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Donald Scott Forrester and Kristina Marie Forrester, Trustees of the Donald Scott Forrester and Kristina Marie Forrester Trust dated February 15, 2006  
 Address: 913 Sheridan Lane  
Gardnerville, NV 89460  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Dale R. Anderson, Trustee of The Anderson Family Nevada Property Trust  
 Address: 1401 Tompkins St.  
Rapid City, SD 57701  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 01805172-SL  
 Address: 3655 Lakeside Drive  
 City, State, Zip: Reno, NV 89509