

DOUGLAS COUNTY, NV **2019-931215**  
RPTT:\$19500.00 Rec:\$35.00  
\$19,535.00 Pgs=4 07/01/2019 01:19 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1418-03-301-011

**RECORDING REQUESTED BY:  
SIGNATURE TITLE COMPANY, LLC  
212 ELKS POINT RD, STE 445  
P.O. BOX 10297  
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND  
TAX STATEMENTS TO:  
WILLIAM AND MAURENE HARVEY  
PO BOX 91  
GLENBROOK NV 89413**

**ESCROW NO: 11000594-JML**

RPTT \$19,500.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Darius W. Anderson and Sarah Anderson husband and wife as joint tenants**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**William Harvey and Maurene Harvey Husband and Wife as joint tenants with right of survivorship**

all that real property situated in the City of Glenbrook, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Darius W Anderson  
Darius W Anderson

Sarah Anderson  
Sarah Anderson

CP  
STATE OF ~~NEVADA~~ CA  
COUNTY OF SONOMA

} ss:

This instrument was acknowledged before me on 06-24-19

by DARIUS W. ANDERSON & SARAH ANDERSON

CP (seal)  
Notary Public

CLIVE K. PRASAD  
COMM. #2248446  
Notary Public - California  
Sonoma County  
My Comm. Expires July 28, 2022

Commencing at the Meander Comer between Section 3 and 10, in said Township and Range; thence, along the Meander Line, North 44°23' West, 1184.79 feet; thence North 22°01' East, 105.00 feet to the True Point of Beginning, a point on the centerline of this easement description; thence, along the centerline North 22°01' East 130.64 feet; thence North 22°36' West 66.80 feet; thence North 36° 24' East 157.00 feet to the Northerly terminus of this easement description.

Per N.R.S. 111.312, this legal description was previously recorded on June 18, 2001 in Book 0601, Page 4606, as Document No. 516654, Official Records, Douglas County, State of Nevada.

APN: 1418-03-301-011



## Exhibit A

### PARCEL 1

Beginning at the most Northerly corner of Parcel 1-B, as described in that certain Order for Partition of Real Property, filed for record on April 19, 1995 as Document No. 360812;

Thence South 25° 36' 16" East 200.02 feet;  
Thence South 34° 05' 04" West 124.20 feet;  
Thence South 22° 01' 00" West 602.27 feet;  
Thence North 44° 23' 00" West 70.00 feet;  
Thence North 22° 01' 00" East 105.00 feet;  
Thence South 44° 23' 00" East 59.09 feet;  
Thence North 22° 01' 00" East 379.02 feet;  
Thence West 133.82 feet;  
Thence North 63° 11' 46" West 143.16 feet;  
Thence North 41° 43' 46" East 306.00 feet;  
Thence North 17° 29' 18" West 201.06 feet;  
Thence North 58° 16' 42" East 123.00 feet;  
Thence South 16° 33' 21" East 171.40 feet to the Point of Beginning.

The Basis of Bearing for this description is the Record of Survey filed for record as Document No. 163482.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by N.R.S. 321.595.

### PARCEL 2

A non-exclusive easement for ingress and egress as set forth and depicted in the Deed recorded December 19, 2000 in Book 1200, Page 3705, Document No. 505312.

### PARCEL 3

A 15 foot easement for roadway and utility by Deed recorded July 16, 1997 in Book 797, at Page 2666, as Document No. 417294 and re-recorded April 28, 1998 in Book 498, Page 5218, as Document No. 438313 more particularly described as follows:

Commencing at the Meander Corner between Sections 3 and 10, in said Township and Range; thence along the Meander Line North 44° 23' West, 1184.79 feet; thence North 22°01' East, 105.00 feet; thence North 20°38'37" East, 330.36 feet; thence West 16.78 feet to True Point of Beginning, a point on the centerline of this easement description; thence along the centerline along a curve concave to the Southeast with a radius of 115 feet, a central angle of 71°19'24" and an arc length of 143.16 feet, the chord of said curve bears North 16°35'18" East, 134.09 feet; thence North 52°15' East, 38.00 feet; thence North 33°15' East, 62.06 feet; thence North 06°07' East, 63.17 feet; thence North 23°05' East, 21.77 feet thence North 45° East 46.12 feet to a point on the Westerly line of Lands End Drive (sometimes referred to as Pray Meadow Road) and the Northerly terminus of this easement description.

### PARCEL 4

An easement for a 4 foot walk, by Deed recorded July 16, 1997 in Book 797, at Page 2666, as Document No. 417294, more particularly described as follows:

# STATE OF NEVADA DECLARATION OF VALUE FORM

### 1. Assessor Parcel Number(s)

- a) 1418-03-301-011
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

\$5,000,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$5,000,000.00

Real Property Transfer Tax Due: \$19,500.00

### 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 Darius W Anderson Capacity Grantor

Signature William B Anderson Capacity Grantee

### SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Darius W. Anderson

10420 Sonoma Highway

\* Address: Kenwood, CA 95452

### BUYER (GRANTEE) INFORMATION

(Required)

Print Name: William Anderson  
AT LLC Management Company LLC - a

Nevada Limited Liability Company

Address: 376 Kingsbury Grad Ste 2000 - PO Box 9

Stardiac, NV 89448 Stenbrook, NV  
89413

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

Print Name: Signature Title Company LLC Escrow #: 11000594-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297  
Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**