

A.P. No. 11-040-050  
Escrow No. 2000-31768-KJP  
R.P.T.T. \$904.80

*WHEN RECORDED MAIL TO:*

Mr. Kent Grusendorf  
3203 Canyongate  
Arlington, TX 76015

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***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Kenneth W. Hellwinkel and Victoria U. Hellwinkel, his wife as Joint Tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Kent Grusendorf, an unmarried man

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

Parcel I

That portion of the West ½ of Section 7, Township 13 North Range 19 East, M.D.B. & M, described as follows:

COMMENCING at the Southwest corner of said Section 7; thence North 00°00'38" East along the West line of Section 7 a distance of 580.00 feet to the true point of beginning; thence from the true point of beginning North 00°00'38" East along the West line of said Section a distance of 690.36 feet; thence leaving said West line, East a distance of 636.91 feet to a point on the centerline of an easement 60 feet in width for roadway and utility purposes as described in that certain document recorded September 16, 1969 in Book 69 of Official Records, at Page 545, Douglas County, Nevada Records; thence along the centerline of said easement, the following nine (9) courses and distances;

- (1) South 13°13'05" East a distance of 206.74 feet;
- (2) South 50°28'45" West a distance of 212.92 feet;
- (3) South 17°11'50" East a distance of 123.81 feet;
- (4) South 49°18'05" West a distance of 156.06 feet;
- (5) North 59°21'10" East a distance of 175.20 feet;
- (6) North 73°38'10" East a distance of 122.05 feet;
- (7) South 47°15'05" East a distance of 24.06 feet, to Engineers Station No. 12 as cited in the above referred to document describing said easement;
- (8) South 42°44'55" West a distance of 168.18 feet;
- (9) South 04°19'50" East a distance of 118.34 feet to a point in said easement centerline; thence East a distance of 854.89 feet to the True Point of Beginning

EXCEPTING THEREFROM however any portion thereof lying within the boundaries of that certain roadway and utility easement 60.00 feet in width as described in the document recorded September 16,

1969 in Book 69 of Official Records, at Page 545, Douglas County, Nevada Records Said easement is for the benefit of and appurtenant to the Grantors remaining property and may be used by any persons who become the owners of said property or any parts or portions thereof.

Parcel II

TOGETHER WITH a non exclusive right-of-way for roadway and utility purposes over that certain 60.00 foot wide easement as described in the document recorded September 16, 1969 in Book 69 of Official Records, at Page 545, Douglas County, Nevada records EXCEPTING THEREFROM any portion of said easement lying within the boundaries of Parcel I above described. Said easement is for the benefit of and appurtenant to Parcel I above and may be used by all persons who may become the owners of said Parcel I or any parts or portions thereof.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date January 17, 2001

Kenneth W. Hellwinkel  
Kenneth W. Hellwinkel

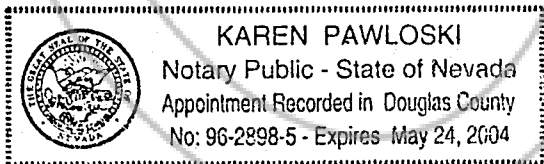
Victoria U. Hellwinkel  
Victoria U. Hellwinkel

State of Nevada  
County of Douglas

This instrument was acknowledged before me on January 17, 2001, by

KENNETH W. HELLWINKEL AND VICTORIA U. HELLWINKEL

Karen Pawloski  
Notarial Officer



REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 JAN 31 PH 4: 22

LINDA SLATER  
RECORDER

\$ 8.00 PAID KJ DEPUTY

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