

**GRANT, BARGAIN AND SALE DEED**

APN: 1220-17-101-003  
RPTT \$84.50

Full Value  
 Full Value less liens

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
KEITH ROY HELLWINKEL and CAROL ANN HELLWINKEL, Husband and Wife

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to  
MARY E. CIOFFI , AN UNMARRIED WOMAN

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city \_\_\_\_\_ county of  
Douglas, state of Nevada bounded and described as follows:  
See Exhibit A attached hereto and made a part hereof.

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

Dated: July 16, 2001

STATE OF NEVADA

COUNTY OF DOUGLAS

On July 20, 2001 personally  
appeared before me, a Notary Public,

KEITH ROY HELLWINKEL AND CAROL ANN HELLWINKEL

personally known or proved to me to be the person whose name is  
subscribed to the above instrument who acknowledged that he  
executed the instrument.

Signature

*Charlene L. Hanover*

} s.s

*Keith Roy Hellwinkel*  
KEITH ROY HELLWINKEL

*Carol Ann Hellwinkel*  
CAROL ANN HELLWINKEL



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO:**

Name **MARY E. CIOFFI**  
Street Address  
City, State  
Zip

**MAIL TAX STATEMENTS TO:**

Name **MARY E. CIOFFI**  
Street Address **1511 Hwy 395**  
City, State **Gardnerville, Nv 89410**  
Zip

Order No. 00084682-201-CLH

0519011

BK0701PG5798

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

A parcel of land located within a portion of the Northwest one-quarter of the Northwest one-quarter of Section 17, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Northwest corner of the parcel, a ½" iron pipe stamped RE 446, from which the Northwest corner of said Section 17 bears South 89°23'41" West, 267.30 feet; thence North 89°35'56" East, 168.88 feet to the Northwest corner of A.P.N. 27-050-04 per Deed filed for record in the Douglas County Recorder's Office on April 12, 1957 in Book C-1, at Page 348; thence South 00°24'04" East, 175.00 feet to the Southwest corner of said A.P.N. 27-050-04 per said Deed; thence North 89°35'56" East, 143.00 feet to the Southeast corner of said A.P.N. 27-050-04 per said Deed; thence South 01°25'40" West, 25.86 feet along the Westerly line of Edna Drive per Deed filed for record in the Douglas County Recorder's Office on January 30, 1968 in Book 57, at Page 135; thence South 89°35'56" West, 311.11 feet to a point on the Easterly line of A.P.N. 27-050-02 per Deed filed for record in the Douglas County Recorder's Office on December 22, 1967 in Book 58, at Page 232; thence North 00°23'11" West, 200.85 feet along said Easterly line to the POINT OF BEGINNING

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Douglas County, Nevada on August 23, 1995, as Document No. 368922, of Official Records.

REQUESTED BY  
WESTERN TITLE COMPANY, INC.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2001 JUL 23 PM 4: 13

LINDA SLATER  
RECORDER

\$ *800* PAID *BC* DEPUTY

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