

REQUESTED BY
Stewart Title of Douglas County.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 SEP -7 PM 3: 12

WERNER CHRISTEN
RECORDER

\$ 18⁰⁰ PAID *KJ* DEPUTY

APN 1220-08-000-020

RPTT #1,686.75
Recording Requested By:

Stewart Title of Douglas County
1663 US HWY 395 STE 101
MINDEN, NV 89423

Minden, NV 89423

WHEN RECORDED MAIL TO: HELLWINKEL
1080 CENTERVILLE LANE,
GARDNERVILLE, NV 89460

GRANT, BARGAIN, SALE DEED

(Title of Document)

THE ORIGINAL DESCRIPTION CONTAINED HEREIN IS SUBJECT TO
A BOUNDARY LINE ADJUSTMENT IN JUNE, 2003, WITH ALL PARTIES
IN AGREEMENT. THE NEW AND ACCURATE DESCRIPTION IS SHOWN
IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

*This document is recorded as an
ACCOMMODATION ONLY and without liability
for the consideration therefor, or
as to the validity or sufficiency
of said instrument, or for the effect
of such recording on the title of the
property involved.*

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed.

0623538

BK0904PG02071

APN: 27-030-04

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PEGGY MARIE HULBERT and NOELEN E. WILCKS, Co-Trustees of the HULBERT FAMILY TRUST, hereinafter referred to as GRANTOR, does hereby Grant, Bargain, Sell and Convey, for valuable consideration, to CHRIS HELLWINKEL and VALREE HELLWINKEL, husband and wife, and to the heirs and assigns of such GRANTEE forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 1182 Centerville Lane, Gardnerville, Nevada, and more particularly described as follows:

Being the Northwest quarter of the Southeast quarter of Section Eight (8), Township Twelve (12), North, range Twenty (20), East M.D.B. & M, containing 40 acres more or less.

TOGETHER with the right, title and interest in a ditch, called the Thompson Ditch, as filed for record August 29, 1889, in Book A, of Water Rights, page 540.

Witness my hand this 20 day of March 1996.

STATE OF NEVADA)
)
) : ss.
)
County of Douglas)

Peggy Marie Hulbert
PEGGYMARIE HULBERT, Co-Trustee

This instrument was acknowledged before me on the 20th day of March, 1996, by PEGGY MARIE HULBERT.

LAURIE LEE MUNSON
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Appt. Exp. Oct. 29, 1997

Laurie Lee Munson

Notary Public

Witness my hand this 18th day of March 1996.

STATE OF NEVADA)
)
) : ss.
)
County of Douglas)

Noleen E. Wilcks
NOELEN E. WILCKS, Co-Trustee

This instrument was acknowledged before me on the 18th day of March, 1996, by NOELEN E. WILCKS.

LAURIE LEE MUNSON
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Appt. Exp. Oct. 29, 1997

Laurie Lee Munson

Notary Public

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BK 0904 PG 02072

The grantor(s) declare(s):

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:

CHRIS AND VALREE HELLWINKEL
1080 CENTERVILLE LANE
GARDNERVILLE, NEVADA 89410

WHEN RECORDED MAIL TO:

SHEERIN, WALSH & KEELE
1692 COUNTY ROAD
MINDEN, NEVADA 89423

EXHIBIT "A"

371-02-02
05/12/03
Page 1 of 2DESCRIPTION
ADJUSTED A.P.N. 1220-08-000-020

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

A parcel of land located within portions of the Southwest one-quarter (SW¼), Southeast one-quarter (SE¼), and Northeast one-quarter (NE¼) of Section 8, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the corner common to Sections 7, 8, 17 and 18, T.12N., R.20E., M.D.M., a found ½" iron pipe, no tag;

thence along the west line of said Section 8, North 00°23'48" West, 66.82 feet;

thence North 89°42'04" East, 14.30 feet along a line as agreed to on the Record of Survey to Support a Boundary Line Adjustment for Chris and Valree Hellwinkel and Hulbert Family Trust and by Affidavit of Acknowledgement of Property Boundary with F. Heise Land & Livestock recording concurrent herewith, to an existing fence corner;

thence along an existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavit, North 01°28'02" West, 64.97 feet to an existing fence corner;

thence along an existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavit, North 68°03'19" East, 2790.71 feet to an existing fence corner;

thence along an existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavit, North 03°13'30" West, 58.57 feet to an angle point in said existing fence line;

thence along an existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavit with F. Heise Land & Livestock and as agreed to by Affidavit of Acknowledgement of Property Boundary with Hulbert Family Trust recording concurrent herewith, North 00°18'25" West, 117.76 feet to the POINT OF BEGINNING;

thence continuing along said existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavits, North 00°18'25" West, 472.01 feet to a found 3" steel pipe;

thence along an existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavits, North 31°30'00" East, 99.80 feet to an angle point in said existing fence;

thence along an existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavits, North 00°33'09" West, 783.75 feet to an existing fence corner;

thence along an existing fence as agreed to by said Hellwinkel Record of Survey and said Affidavits, North 88°58'31" East, 1266.25 feet to a found 3" steel pipe in concrete;

thence along a line per Boundary Line Agreement as shown on the Record of Survey for James A. and Geraldine Lawrence Nevada Trust etal recorded August 16, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 549590 and as agreed to by Affidavits of Property Boundary recorded August 16, 2002 in said office of Recorder in Book 0802, at Pages 4651-4657, South 00°32'58" East, 1307.52 feet;

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05/12/03
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thence along a line per said Lawrence Record of Survey and Affidavits, South 89°36'00" East, 287.11 feet to a found 6"x6" concrete Nevada Department of Transportation monument;

thence along the northerly line of State Route 756, also known as Centerville Lane, along the arc of a non-tangent curve to the left having a radius of 334.11 feet, central angle of 57°27'52", arc length of 335.09 feet, and chord bearing and distance of South 62°05'44" West, 321.22 feet to a point on the east line of the Southwest one-quarter of the Southeast one-quarter of said Section 8;

thence along said east line, South 00°12'27" East, 239.03 feet;

thence South 89°47'33" West, 76.26 feet;

thence North 00°20'09" East, 184.08 feet to an angle point in an existing fence

line;

thence along said existing fence, North 24°05'33" West, 30.26 feet to an angle point in said existing fence line;

thence North 40°14'29" West, 53.69 feet to an angle point in said existing fence

line;

thence North 55°10'45" West, 26.82 feet to an angle point in said existing fence

line;

thence North 85°06'08" West, 83.61 feet to an angle point in said existing fence

line;

thence North 69°26'09" West, 115.24 feet to an angle point in said existing fence

line;

thence along an existing fence line, South 89°15'04" West, 311.50 feet to an angle point in said existing fence line;

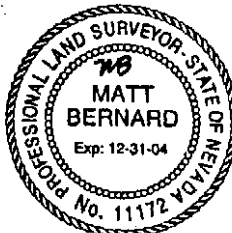
thence along an existing fence line, North 27°14'42" West, 34.53 feet to an angle point in said existing fence line;

thence South 89°25'42" West, 662.05 feet to the POINT OF BEGINNING, containing 41.31 acres, more or less.

The Basis of Bearing of this description is South 00°32'58" East, the west line of Parcel 1 as shown on the Record of Survey for James A. and Geraldine Lawrence Nevada Trust etal recorded August 16, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 549590.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



5-28-03

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