

APN: 1220-17-614-010 and  
APN: 1220-17-614-011

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0305 PG- 6927 RPTT: 0.00



RECORDING REQUESTED BY  
AND AFTER RECORDING MAIL  
THIS DECLARATION TO:

Rachelle J. Nicolle Ltd.  
Attorney at Law  
1662 Highway 395, Suite 214  
Minden, NV 89423

**DECLARATION OF HOMESTEAD**  
**BY TRUSTEES OF TRUST (PERSONAL LIVING TRUST)**

We, BRYAN W. WAGNER, Trustee, and RACHELLE J. NICOLLE, Trustee of the NICOLLE-WAGNER FAMILY TRUST U/D/T AUGUST 15, 2000, do individually and severally certify and declare that BRYAN W. WAGNER and RACHELLE J. NICOLLE are residing in the house, land and premises located at 1182 Manhattan Way, Gardnerville, NV 89460, in Douglas County, Nevada, and more particularly described as follows:

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Numbers 1220-17-614-010 and 1220-17-614-011, specifically described as:

See "Exhibit "A" attached hereto and made a part of.

APN: 1220-17-614-010 and APN: 1220-17-614-011

We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, as a homestead.

(Mark One)

- No former Declaration of Homestead has been made by me, or us, or either of us.
- This Declaration of Homestead constitutes an abandonment of any former Declaration of Homestead we may have made in this or in any other state, recorded on June 19, 2004 in Book 0603, of Official Records, at Page 10095, Douglas County, Nevada.



**PARCEL 1:**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 28, in Block G, as said lot and block are shown on that certain map entitled "AMENDED MAP OF RANCHOS ESTATES", filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

A.P.N. 27-611-11 (Old APN) A.P.N. 1220-17-614-010 (New APN)

**PARCEL 2:**

All that certain lot, piece, parcel of portion of land situate, lying and being within the East 1/2 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between Lot 28, Block G as shown on the Amended Map of Ranchos Estates filed for record in Book 1072, at Page 642, as Document No. 62493, Official Records of Douglas County, Nevada; and the lands of Bing Construction Co. as described in Deed filed for record in Book 988 at Page 2125, as Document No. 186378 Official Records of Douglas County, Nevada; also being Assessor's Parcel Numbers 27-611-11 and 27-070-10 respectively, and more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates, North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension, South 89° 45' 31" West a distance of 206.21 feet; thence North 12° 54' 25" East a distance of 24.65 feet to the Southwest corner of said Lot 28; thence along the South line of said lot South 89° 45' 31" West a distance of 170.63 feet to the Southeast corner of said lot and the TRUE POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates; North 89° 45' 31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00° 11' 05" East a distance of 24.00 feet; thence leaving said centerline extension; South 89° 45' 31" West a distance of 30.00 feet; thence North 00° 11' 05" West a distance of 24.00 feet to the TRUE POINT OF BEGINNING.

A.P.N. 27-611-13 (Old APN) A.P.N. 1220-17-614-011 (New APN)

Per NRS 111.312 this legal description was previously recorded at Document No. 538515, Book 0402, Page 247 on April 1, 2002.

