

OFFICIAL RECORD

Requested By:  
ANDERSON & DORN

APN: 1220-08-002-022

**RECORDING REQUESTED BY:**

✓ ANDERSON & DORN, LTD.  
500 Damonte Ranch Parkway, Ste. 860  
Reno, Nevada 89521

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0805 PG- 6829 RPTT: # 9



**AFTER RECORDING MAIL TO:**

CHRIS and VALREE HELLWINKEL  
1080 CENTERVILLE LANE  
GARDNERVILLE, NV 89460

**MAIL TAX STATEMENT TO:**

CHRIS and VALREE HELLWINKEL  
1080 CENTERVILLE LANE  
GARDNERVILLE, NV 89460

RPTT: \$0.00 Exempt (9)

Exempt (9): A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

CHRIS E. HELLWINKEL and VALREE HELLWINKEL, TRUSTEES OF  
THE HELLWINKEL LIVING TRUST DATED JUNE 24, 2004

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

SIERRA VISTA HOLSTEINS, L.L.C., a Nevada limited liability company

ALL that real property situated in the **County of Douglas**, State of Nevada, more particularly described in **Exhibit "A"**, attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current  
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

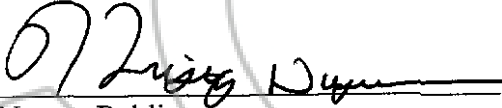
WITNESS our hands, this 26 day of July, 2005.

  
 CHRIS E. HELLWINKEL

  
 VALREE HELLWINKEL

STATE OF NEVADA }  
 } ss:  
 COUNTY OF DOUGLAS }

This instrument was acknowledged before me, this  
26 day of July, 2005.  
 by Chris E. Hellwinkel and Valree Hellwinkel.

  
 Notary Public



# EXHIBIT "A"

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## Legal Description:

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1128 Centerville Lane, Gardnerville, Nevada

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

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

Commencing at the corner common to Section 7, 8, 17 and 18, T.12N., R.20E., M.D.M., a found ½" iron pipe, no tag, as shown on the Record of Survey to Support a Boundary Line Adjustment for Chris and Valree Hellwinkel recorded June 26, 2003 in the office of Recorder, Douglas County, Nevada as Document No. 581510, the POINT OF BEGINNING;

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 said Record of Survey and by Affidavit of Acknowledgment of Property Boundary with F. Heise Land & Livestock recorded June 25, 2003 in said office of Recorder in Book 0603, at Page 13138, as Document No. 581189, to an existing fence corner;

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

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

thence along an existing fence as agreed to by said Record of Survey and said Affidavit with Heise, 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 Record of Survey and said Affidavit with Heise and as agreed to by Affidavit of Acknowledgment of Property Boundary with Hulbert Family Trust recorded June 25, 2003 in said office of Recorder in Book 0603, at Page 13139, as Document No. 581190, North 00°18'25" West, 117.76 feet;

thence along the south boundary of A.P.N. 1220-08-000-020 as shown on said Record of Survey, North 89°25'42" East, 662.05 feet to an angle point in an existing fence line;

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

thence along said south boundary, along an existing fence, North 89°15'04" East, 83.96 feet;

thence South 44°16'51" West, 220.78 feet;

thence South 73°32'54" West, 132.46 feet;

thence South 59°49'29" West, 126.97 feet;

thence South 72°05'47" West, 155.22 feet;

thence South 57°00'53" West, 173.82 feet;

thence South 58°20'02" West, 158.36 feet;

# EXHIBIT "A"

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Continuation of Legal Description:

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thence South 53°00'38" West, 112.05 feet;  
thence South 42°53'29" West, 263.14 feet;  
thence South 26°40'16" West, 153.70 feet;  
thence South 04°12'53" West, 175.54 feet;  
thence South 00°22'36" East, 253.92 feet to a point on the south line of said Southwest one-quarter of Section 8;

thence along said south line of the Southwest one-quarter of Section 8, South 89°34'00" West, 2190.55 feet to the POINT OF BEGINNING, containing 36.48 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 et al recorded August 16, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 549590.

"Per NRS 111.312, this legal description was previously recorded in Douglas County, Nevada as Document No: 0624732, Book 0904, Page 08405 on September 7, 2004".

