

OFFICIAL RECORD

Requested By:
ANDERSON & DORN

APN: 1220-08-002-006

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0805 PG- 6833 RPTT: # 9



RECORDING REQUESTED BY:
ANDERSON & DORN, LTD.
500 Damonte Ranch Parkway, Ste 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:
CHIRS & VALREE HELLWINKEL
1080 Centerville Lane
Gardnerville, Nevada 89460

MAIL TAX STATEMENT TO:
CHIRS & VALREE HELLWINKEL
1080 Centerville Lane
Gardnerville, Nevada 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.

EXHIBIT "A"

[Page 1 of 2 Pages]

Legal Description: Adjusted A.P.N. 1220-08-000-020

APN: 1220-08-002-006

1182 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 (SW $\frac{1}{4}$), Southeast one-quarter (SE $\frac{1}{4}$), and Northeast one-quarter (NE $\frac{1}{4}$) 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 $\frac{1}{2}$ " 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 Acknowledgment 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 et al 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;



EXHIBIT "A"

[Page 2 of 2 Pages]

Continuation of Legal Description:

APN: 1220-08-002-006

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 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 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: 0624731, Book 0904, Page 08401 on September 7, 2004".

