

A.P.N. # 1320-33-402-043,053,058,

& 060

R.P.T.T. \$ #7

ESCROW NO. _____

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

Edith Hellwinkel
1423 Mission Street
Gardnerville, NV 89410

WHEN RECORDED MAIL TO:

James R. Hales
P.O. Box 2080
Minden, NV 89423

DOC # 0699118
04/13/2007 03:24 PM Deputy: CF

OFFICIAL RECORD

Requested By:

STEWART TITLE

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 7 Fee: 20.00

BK-0407 PG- 4154 RPTT: # 7



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Roy August Hellwinkel and Edith Clarice Hellwinkel, as Trustees of The Roy August Hellwinkel and Edith Clarice Hellwinkel Family Trust Dated February 14, 1989

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to "See Exhibit B"

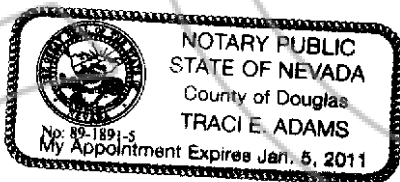
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of DOUGLAS State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: April 06, 2007

Edith Clarice Hellwinkel
Edith Clarice Hellwinkel,
Surviving Co-Trustee
Surviving Co-Trustee



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

STATE OF NEVADA

COUNTY OF Douglas

} ss.

This instrument was acknowledged before me on 4-13-07,
by Edith Clarice Hellwinkel,
Surviving Co-Trustee

Signature

Traci E. Adams
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of DOUGLAS described as follows:

That parcel of land lying easterly of, and adjacent to the Town of Gardnerville, Douglas County, Nevada, in the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a point at Corner No. 1, on the northerly side of the County Highway right of way line and South $89^{\circ}53'$ West 23.60 feet from the Southwest corner of the Consolidated School District A (grammar school lot) said Corner No. 1 being described as bearing North $89^{\circ}42'$ East a distance of 719.40 feet from the so-called Dettling Monument in the Town of Gardnerville, said Corner No. 1 also being further described as bearing North $89^{\circ}40'30''$ West a distance of 3239.50 feet from the Southeast corner of Section 33, Township 13 North, Range 20 East, M.D.B.&M.; said point of beginning also being the Southeast corner of the property of Bessie V. Gefeke; thence Northerly along the property line of Bessie V. Gefeke 200 feet to Corner No. 2; thence North $88^{\circ}44'$ West along the Northerly line of said Gefeke property 255 feet, more or less, to Corner No. 3; thence South $42^{\circ}19'$ West 70 feet, more or less, to Corner No. 4, at the most Easterly corner of the Methodist Church lot; thence North $40^{\circ}45'$ West along the Northeasterly side of the Methodist Church lot 98 feet, more or less, to corner No. 5, at the northwest corner of the said Methodist Church Property; thence North $45^{\circ}50'$ East 59 feet, more of less to Corner No. 6, formerly M. Jensen's Northeast corner; thence North $40^{\circ}45'$ West 170 feet, more or less, to Corner No. 7, at Jensen's Northwest corner; thence South $45^{\circ}40'$ West 49.60 feet, more or less, to Corner No 8; thence North $41^{\circ}20'$ West 253 feet, more or less, to Corner No. 9, and heretofore designated in a former deed as the H.W.F. Elges Northeast corner; thence North $45^{\circ}00'$ East 27.40 feet to a point; thence North $52^{\circ}06'$ East 80.20 feet to a point; thence North $45^{\circ}15'$ West 78.50 feet, more or less, to the Southeasterly line of the property conveyed to A. Jensen, Jr. by deed recorded in Book T of Deeds, page 201, Douglas County, Nevada, Records; thence North $45^{\circ}57'$ East 22 feet, along said Jensen line, to a point at the Southeast corner of said Jensen lot; thence South $44^{\circ}42'$ East 66.50 feet, more or less, to a point at

Continued on next page



the Southwest corner of the Frank M. Reed lot; thence North 52° East along said Reed lot 121.70 feet to a point; thence North 9°05' East along said Reed lot 386.70 feet, more or less, to the most Northerly corner of said Reed lot; thence North 45°45' East 65.35 feet to a point, which point in a former deed was known as Corner No 12; thence South 89°11' East 961 feet, more or less, to Corner No. 13 and the Northeast corner of the parcel and the East bank of a ditch; thence South 0°45' East 1127 feet to a point at the Southeast corner of the parcel and the North side of the County Highway right of way line; thence South 89°53' West along the right of way line 299.40 feet more or less, to a point at the southeast corner of the grammer school lot; thence North 0°07' West along the Easterly line of the grammer school lot, 348.50 feet to a point; thence South 89°53' West along the Northerly line of the grammer school lot 256.00 feet to a point; thence South 0°07' East along the Westerly line of the grammer school lot, 348.50 feet to the Southwest corner of the grammer school lot; thence South 89°53' West 23.60 feet, more or less, to the point of beginning.

Together with an easement 23 feet wide for the purpose of ingress to, and egress from, the above described premises; being the same easement reserved by the party of the first part in that certain deed wherein Lena Jensen and A. Jensen, Jr., her husband are parties of the first part and A. Jensen, Jr. is second party, being recorded in Book T of Deeds, page 201, Douglas County, Nevada, Records, and extending said easement for the same width from Easterly line of the easement referred to in the above mentioned deed, to the Westerly line of the property herein conveyed.

EXCEPTING THEREFROM: That piece of parcel of land situate, lying and being in the Southeast 1/4 of Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, or more particularly described as follows, to-wit:

Beginning at a point (Corner No. 1 of that certain parcel of land described by deed dated December 30, 1950, recorded at page 47 in Book C-1 of Deeds, Records of Douglas County) on the Northerly side of the County Highway which point bears North 89°40'30" West, a distance of 3239.50 feet from the Southeast corner of the above described Section 33; thence North 12°00' West, along a fence and property line a distance of 200.00 feet to a point; thence North 15°27' West, a distance of 603.04 feet to a point; thence East, a

Continued on next page

distance of 782.58 feet to a point on the East bank of a ditch and at the intersection with a North-South fence and property line: thence South 0°06' West, along said fence and property line (equals South 0°45' East, as described in above mentioned deed dated December 30, 1950) a distance of 775.70 feet to a point on the Northerly side of said County Highway a distance of 299.40 feet, more or less, to a point at the Southeast corner of the Grammer School lot; thence North 0°07' West, along the Easterly boundary of said Grammer School lot a distance of 348.50 feet to a point; thence South 89°53' West, along the Northerly boundary of said Grammer School lot a distance of 256.00 feet to a point; thence South 0°07' East, along Westerly boundary of said Grammer School lot a distance 348.50 feet to the Southwest corner of said Grammer school lot, a point on the Northerly side of the above mentioned County Highway; thence South 89°53' West, along the Northerly side of said County Highway a distance of 23.60 feet to the point of beginning; situated in Douglas County, Nevada.

FURTHER EXCEPTING THEREFROM: A portion of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in Gardnerville, Nevada, and more particularly described as follows:

Commencing at a point (Corner No. 1 of that certain parcel of land described by Deed dated December 30, 1950, recorded in Book C-1, Page 47 of Deeds, Records of Douglas County, Nevada) on the Northerly side of the County Highway which point bears North 89°40'30" West a distance of 3,239.50 feet from the Southeast corner of the above described Section 33; thence North 89°53'00" East 23.60 feet along the Northerly side of said County Highway to the Southwest corner of the existing Grammer School Lot; thence North 0°07'00" West 348.50 feet along the Westerly boundary of the existing Grammer School Lot; thence continuing North 0°07'00" West 156.35 feet; thence South 89°53'00" West 149.59 feet; thence North 0°07'00" West 345.31 feet to the Northwest corner of this parcel and the TRUE POINT OF BEGINNING; thence East 708.20 feet; thence South 0°06' West 73.23 feet; thence West 707.92 feet; thence North 0°07" West 73.23 to the TRUE POINT OF BEGINNING. As shown in deed recored October 11, 1967 in Book 54, at Page 123, as Document No. 38519.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

All of that piece or parcel of land lying and being West of
Continued on next page

the following described line: A piece or parcel of land situated, lying and being in the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

COMMENCING at a point (Corner No. 1 of that certain parcel of land described by Deed dated December 30, 1950, recorded at page 47 in Book C-1 of Deeds, Records of Douglas County) on the Northerly side of the County Highway, which point bears North 89°40'30" West a distance of 3,239.50 feet from the Southeast corner of the above described Section 33; proceed thence North 89°53'00" East 23.60 feet along the Northerly side of said County Highway to the Southeast Corner of the existing Grammer School Lot; the said POINT OF BEGINNING; then North 0° 07'00" West 348.50 feet along the Westerly boundary of the existing Grammer School Lot; proceed thence North 0°07'00" West 156.35 feet; thence South 89°53'00" West 149.59 feet; thence North 0°07'00" West 272.08 feet to the Northwest corner of this parcel and the POINT OF ENDING. As shown in Document recorded October 11, 1967 in Book 54, at Page 131 as Document No. 38522 and also shown on Agreement for Settlement of Boundary Line as shown in Document recorded October 11, 1967 in Book 54, at Page 129, as Document No. 38521.

EXCEPTING THEREFROM AND PART OF SAID LAND: All of that piece or parcel of land lying and being East of the following described line:

A piece or parcel of land situate, lying and being in the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

Commencing at a point (Corner No. 1 of that certain parcel of land described by Deed dated December 30, 1950, recorded at page 47 in Book C-1 of Deed, Records of Douglas County) on the Northerly side of the County Highway, which point bears North 89°40'30" West a distance of 3,239.50 feet from the Southeast corner of the above described Section 33; proceed thence North 89°53'00" East 23.60 feet along the Northerly side of said County Highway to the Southwest Corner of the existing Grammar School Lot; the said POINT OF BEGINNING; thence North 0°07'00" West 348.50 feet along the Westerly boundary of the existing Grammar School Lot; proceed thence North 0'07'00" West 156.35 feet; thence South 89°53'00" West 149.59 feet; thence North 0°07'00'

Continued on next page



West 272.08 feet to the Northwest corner of this parcel and the POINT OF ENDING, as shown in document recorded October 11, 1967 in Book 54, at page 129 as Document 38521.

Together with a parcel of land for easement purposes located within a portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada more particularly described as follows:

Commencing at the Southwest corner of the survey as shown on the Record of Survey for Rhoda Chichester Revocable Trust, Robert L. Chichester Jr. and Ross J. Chichester, filed in the Douglas County Recorder's office on March 4, 1994 in Book 394, at Page 825, as Document No. 331559. a point on the north line of Toler Lane;
thence North 00°39'45" East, 846.98 feet to a 1/2" iron pipe, RE 446, per said map, a corner common to lands owned by Roy and Edith Hellwinkel and the Douglas County School district, the POINT OF BEGINNING;
thence South 00°39'45" West, 25.00 feet;
thence North 89°25'32" West, 124.96 feet along a line 25 feet south of and parallel to the common line between said lands of Hellwinkel and Douglas County School District;
thence North 00°34'28" East, 25.00 feet to a point on said common line
thence South 89°25'32" East, 125.00 feet along said common line to the POINT OF BEGINNING

Commencing at a point which is 82 feet 6 inches, more or less from the Southwest corner of the Methodist Church lot and the North line of Mission Street, being the Westerly corner of the Lundergreen lot, and running Westerly along the North line of and parallel with Mission Street, a distance of 92 feet, 6 inches more or less; thence Northerly at right angle a distance of 200 feet, more or less; thence at right angles Easterly a distance of 92 feet, 6 inches, more or less; thence Southerly at right angles a distance of 200 feet to the point of beginning. Together with all water and water rights, ditch and ditch rights running therewith.

Assessors Parcel Numbers: 1320-33-402-043, 1320-33-402-060, 1320-33-402-058 and 1320-33-402-053

EXHIBIT "B"

To Edith Clarice Hellwinkel, Trustee, or any successor in trust under the Roy August Hellwinkel and Edith Clarice Hellwinkel Exemption Trust created by the Roy August Hellwinkel and Edith Clarice Hellwinkel Family Trust Agreement dated February 14, 1989, as to an undivided 38.06% interest.

To Edith Clarice Hellwinkel, Trustee, or any successor in trust under the Roy August Hellwinkel and Edith Clarice Hellwinkel Marital Trust created by the Roy August Hellwinkel and Edith Clarice Hellwinkel Family Trust Agreement dated February 14, 1989, as to an undivided 12% interest.

To Edith Clarice Hellwinkel, Trustee, or any successor in trust under the Roy August Hellwinkel and Edith Clarice Hellwinkel Survivor's Trust created in the Roy August Hellwinkel and Edith Clarice Hellwinkel Family Trust Agreement dated February 14, 1989, as to an undivided 49.94% interest.