A.P.N. # 1220-17-101-005

R.P.T.T. \$ 975.00
ESCROW NO. 060801760 RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO: GRANIEE 998 Edna Drive Gardnerville, NV 89460 DOC # 0702671
06/08/2007 03:08 PM Deputy: GB
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00 BK-0607 PG-2499 RPTT: 975.00



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Keith Roy Hellwinkel and Carol Ann Hellwinkel, Husband and Wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Kip R. Steele, an unmarried man

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: October 11, 2006

Signature

Keith Roy Hellwinkel

Carol Ann Hellwinkel

Managaman Managa

		STA	OTARY PUBLIC ATE OF NEVADA punty of Douglas
STATE OF Neva	ıda []	No 98-2565.5 CHAP	RLENE L HANOVER
COUNTY OF Doug	} ss. las	Altomaticons says	
This instrument was acknowledged before me on June 7, 2007 by Keith Roy Hellwinkel and Carol Ann			
Hellwinkel	liwinker a	A A	

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

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 060801760

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

A parcel of land located within a portion of the Northwest one-quarter of the Northwest one-quarter of Section 17, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of A.P.N. 27-050-02 per Deed filed for record in the Douglas County Recorder's Office on December 22, 1967 in Book 58, at Page 232, a 1/2" iron pipe stamped RE 446, from which the northwest corner of said Section 17 bears South 89°23'41" West, 267.30 feet;

thence South 00°23'11" East, 200.85 feet along the easterly line of said A.P.N. 27-050-02 to the POINT OF BEGINNING;

thence North 89°35'56" East, 311.11 feet to a point on the westerly line of Edna Drive per Deed filed for record in the Douglas County Recorder's Office on January 30, 1968 in Book 57, at page 135;

thence South 01°25'40" West, 276.25 feet along said westerly line of Edna Drive;

thence South 86°33'30" West, 302.79 feet to a point on the easterly line of A.P.N. 27-050-06 per said Deed filed in Book 58, at Page 232 and per said Deed filed in Book 57, at Page 135;

thence North 00°23'11" West, 292.17 feet along said easterly line to the POINT OF BEGINNING.

The Basis of Bearing of this description is North 87°52'00" East -- the south line of A.P.N. 27-050-08 as shown on the Parcel Map for George and Ruby E. Fitz filed for record in the Douglas County Recorder's Office on August 10, 1977 as Document No. 11825 and per Deed filed for record in said Recorder's Office on July 30, 1968 in Book 60, at Page 451, as Document No. 24013.

Reference is made to Record of Survey to Support a Boundary Line Adjustment for Keith R. and Carol A. Hellwinkel, filed for record with the Douglas County Recorders on August 23, 1995 in Book 895, at Page 3803, as Document No. 368920, Continued on next page

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0607 BK-PG-2500 ESCROW NO.: 060801760

Official Records of Douglas County, Nevada.

APN 1220-17-101-005

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 23, 1995, BOOK 0895, PAGE 3810, AS FILE NO. 368921, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

