

OFFICIAL RECORD

Requested By:
NORTHERN NEVADA TITLE CARSON

A.P.N. 1220-18-002-015 & 1220-18-002-017

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0808 PG- 4090 RPTT: # 5

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Mark Neddenriep
1693 County Rd., Ste. A
Minden, NV 89423



THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary transfer tax is \$ 0, Exemption # 5

GRANT, BARGAIN, SALE DEED

That **Jonel M. Neddenriep** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Mark Neddenriep, a married man as this sole and separate property** all that real property in the County of **Douglas**, State of Nevada, bounded and described as follows:

See Exhibit "A" attached and made a part hereof

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: August 11, 2008

Jonel M. Neddenriep
Jonel M. Neddenriep

STATE OF NEVADA)

COUNTY OF Douglas)

On August 11, 2008 personally appeared before me, a Notary Public, Jonel M. Neddenriep who acknowledged that she executed the above instrument.

Signature Shelley Ann Costa
(Notary Public)



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at a point in an oiled road in the center of Nevada State Highway right of way between improved fences 104.8 feet apart, the center of Section 18, Township 12 North, Range 19 East, M.D.B. &M., whence a point in the center of right of way similarly between fences 90 feet apart is taken as bearing due South 1,613.9 feet, running thence North 89°52' West 2,391.7 feet along the quarter section line and along accepted line fence between Charles Anderson and Cordes ranches, to a corner of said fence; thence South 17°25' East 294.6 feet along accepted line fence between Schwake and Cordes ranches and along East bank of Bart Chary ditch to an iron pipe 2.5 feet West of a cedar angle post; thence South 36°14' East 2,487.3 feet along same line fence and ditch bank to intersection with line fence of Ruhenstroth Company Ranch; thence North 52°12' East 1,057.7 feet along accepted line fence between Ruhenstroth and Cordes ranches and along South bank of a lateral of said Bart Chary ditch to a point in said oiled State Highway; thence due North 20.7 feet to a point mentioned above, 1,613.9 feet South of center of Section 18; thence due North to the point of beginning

EXCEPTING THEREFROM, that portion conveyed by Deed recorded in Book T of Deeds at Page 581, Douglas County, Nevada, records.

TOGETHER WITH tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof.

PARCEL 11

A Non-exclusive easement for ditches and ditch rights and incidental purposes thereon along the Easterly boundary, known as the Winkelman Ditch, and, along the Northerly boundary which is an unnamed ditch, of the parcel described below:

Beginning at a point in an oiled road in the center of Nevada State Highway right of way between improved fences 104.8 feet apart, the center of Section 18, Township 12 North, Range 19 East, M.D.B. &M., whence a point in the center of right of way similarly between fences 90 feet apart is taken as bearing due South 1,613.9 feet, running thence due South 1,613.9 feet; thence South 89°25' East 777.8 feet along accepted line fence between Ruhenstroth and Cordes ranches to a pipe in drain ditch 6 feet east of a 12-inch corner post; thence North 27°29' West 1,686.2 feet to a point in said State Highway, and thence North 128.0 feet to a place of beginning. EXCEPTING portion conveyed by Deed recorded in Book T of Deeds at page 581, Douglas County, Nevada, records.

ALSO EXCEPTING THEREFROM all that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the Northwest Quarter of the Southeast Quarter of Section 18, Township 12 North Range 20 East, M.D.B. &M., described as follows:

Commencing at the quarter corner common to Sections 17 and 18 of said Township and Range; thence South 84°58'22" West a distance of 2608.00 feet to a point on the Easterly right of way line of State Highway 88, at station 212+19.10, the true point of beginning; thence from the true point of beginning South 0°06' East, along said right of way line a distance of 569.45 feet; thence leaving said right of way line North 74°54'20" East a distance of 271.63 feet, more or less to a point in the Southwesterly line of the old County road said point also being a point in the Easterly line of the property as described in Deed to William F. Neddenriep, et ux, recorded April 3, 1959, in Book E-1 of Deeds, at page 47, as Document No. 14207, Douglas County, Nevada, records; thence North 27°49'40" West, along the Easterly line of the property as described in the above, referred to Deed and the Southwesterly line of the said road, a distance of 563.93 feet to the true point of beginning. AND that portion of the old County road lying between the center line thereof and the Easterly line of the above described parcel.

TOGETHER WITH a 1/2 Interest in and to those Certain Water Rights under Claim 616-000, 581-000C, 581-000 D and 581-000 E.

Note: Legal Description previously contained in Document No. 203885 in Book 689 at page 1356 recorded June 12, 1989.

