

OFFICIAL RECORD

Requested By:

ROBERT P. HUCKABY

APN: 1318-26-102-002, 001

Recording Requested By:
Robert P. Huckaby

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0509 PG- 1330 RPTT: # 7

When Recorded Mail To:

Ray & Jane Heller
PO Box 2531
Stateline, NV 89449



Mail tax statements to Grantee as above address.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RAY A. HELLER and JANE R. HELLER, husband and wife as joint tenants,

as a gift for no consideration, does hereby Grant, Bargain, Sell and Convey

to RAY HELLER and JANE HELLER as Trustees of the HELLER FAMILY TRUST (created by a Trust Instrument dated ^{MAY} April 4, 2009), and to the heirs and assigns of such Grantee forever,

all that real property situated in the County of Douglas, State of Nevada, commonly known as 157 Pine Ridge Drive and 306 Kingsbury Grade, Stateline, Nevada, more particularly described as

SEE LEGAL DESCRIPTION ATTACHED

Assessors Parcel No. 1318-26-102-002, 1318-26-102-001

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including easements and water rights, if any, and any reversions, remainders, rents, issues or profits thereof.

Dated: ^{MAY} April 4, 2009

Ray A. Heller
Ray A. Heller

Jane R. Heller
Jane R. Heller

NEVADA)
STATE OF CALIFORNIA) SS.
COUNTY OF EL DORADO)
Douglas

This Instrument was acknowledged before me on May 4, 2009 by Ray A. Heller and Jane R. Heller.

Signature Michael Dolan
Notary Public



LEGAL DESCRIPTION

Order No.: 99020217

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

PARCEL NO. 1:


A portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

COMMENCING at a point which is the 1/4 Section corner of Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which said point is also the Southeast corner of Lot 30, as shown on the map of PINE RIDGE SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on August 8, 1956; thence North 89°46'00" West, a distance of 50.00 feet to the True Point of Beginning; thence continuing North 89°46'00" West, a distance of 113.52 feet to a point on the West right-of-way line of Pineridge Drive, 50 feet in width, said point also being the Northwest corner of the parcel of land conveyed to ELDON M. PERKINS, et ux, by instrument recorded November 7, 1958, in Book D-1 of Deeds, Page 554, Douglas County, Nevada, record; thence South 00°08'00" West, a distance of 110.37 feet along said right-of-way line to a point of intersection with the Northerly right-of-way line of Kingsbury Grade (80 feet in width); thence along said right-of-way line South 73°54'48" East, a distance of 118.07 feet to a point; thence North 00°08'00" East, a distance of 142.62 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the Westerly 50 feet to the herein-above described parcel land which is commonly known as Pineridge Drive.


Said land more fully shown on that certain Record of Survey Map, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 14, 1976, as Document No. 00231, Official Records.

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STEWART TITLE
Guaranty Company

LEGAL DESCRIPTION - continued
Order No.:99020217

PARCEL NO. 2:

A Portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M.,

Beginning at a point which is the Northeast corner of the parcel and the one-quarter section corner of Sections and 26, Township 13 North, Range 18 East, M.D.B.&M., said point also being the Southeast corner of Lot 30, as shown on the map of PINERIDGE SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on August 8, 1956, thence South 00°08'00" West, a distance of 156.83 feet to a point on the Northerly right-of-way line of Kingsbury Grade (80 Feet in width); thence North 73°54'48" West, a distance of 52.00 feet along said right-of-way line to a point; thence North 00°08'00" East, a distance of 142.62 feet to a point; thence South 89°46'00" East, a distance of 50.00 feet to the Point of Beginning. Said land more fully shown on that certain Record of Survey Map, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 14, 1976, Official Records, as Document No. 00231.

Together with a 15.00 foot wide access and utility easement adjacent to and parallel with the North line of the parcel of land more particularly described as follows:

A Portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M.,

Commencing at a point which is the one-quarter section corner of Section 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which said point is also the Southeast corner of Lot 30, as shown on the map of Pineridge Subdivision, filed in the Office of the County Recorder, Nevada, on August 8, 1956; thence North 89°46'00" West, a distance of 50.00 feet to the True Point of Beginning; thence continuing North 89°46'00" West, a distance of 113.52 feet to a point on the West right-of-way line of Pineridge Drive, 50 feet in width, said point also being the Northwest corner of the parcel of land conveyed to Eldon M. Perkins, et ux, by instrument recorded November 7, 1958, in Book D-1 of Deeds, at page 554, Douglas County, Nevada, records; thence South 00°08'00" West a distance of

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LEGAL DESCRIPTION - continued
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110.37 feet along said right-of-way line to a point of intersection with the Northerly right-of-way line of Kingsbury Grade (50 feet in width), thence along said right-of-way line, South 73°54'48" East, a distance of 118.07 feet to a point; thence North 00°08'00" East, a distance of 142.62 feet to the Point of Beginning.

Excepting therefrom the Westerly 50 feet of the herein above described parcel of land which is commonly known as Pineridge Drive. Said land more fully shown on that certain Record of Survey Map, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 14, 1976, of Official Records, as Document No. 00231.

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