

OFFICIAL RECORD

Requested By:
DYER LAWRENCE PENROSE

FLAHERTY

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 3 Fee: 16.00
BK-0210 PG- 4772 RPTT: # 7



A.P.N. 1320-11-001-022

When recorded mail to:
Sandra G. Lawrence
Dyer, Lawrence, Penrose,
Flaherty & Donaldson
2805 Mountain St.
Carson City, NV 89703

Grantees' Address:
Mail Tax Statements to:

Bianca J. Kleintjes
97 Arrowhead Street
Carson City, NV 89706

The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____.

CONFORMING GRANT DEED

THIS INDENTURE, made and entered into this 16th day of February, 2009, by and between, Grantor, BIANCA JOANNE BATES, formerly an unmarried woman now a married woman known as BIANCA J. KLEINTJES, and Grantee, BIANCA J. KLEINTJES, as Trustee of the KLEINTJES FAMILY TRUST dated December 16, 2008.

WITNESSETH:

This Deed is being recorded to clarify the title history of this property. Grantor Bianca J. Kleintjes, the Grantor in Document Number 0734775, recorded on December 22, 2008, was formerly known as Bianca Joanne Bates, an unmarried woman. This Conforming Grant Deed shall supersede Document Number 0734775.

That the said Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does hereby GRANT and CONVEY unto the said Grantee, to be

held and administered and distributed as her sole and separate property, her successors and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows, to-wit:

Parcel 3A, as set forth on that certain Parcel Map for BOWERS and BATES filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on March 31, 1989, in Book 389 of Official Records at Page 4358, as Document No. 199303.

Reserving therefrom a non-exclusive easement for a public road and utilities, over, under and across a strip of land being 25 feet in width, adjacent to and Easterly of the Westerly boundary of Parcels 1 and 2 herein above.

Together with non-exclusive easements for ingress and egress for public roads and utilities, over, under and across all those strips of land being 40 feet and 50 feet in width located in the Northeast 1/4 of Section 11, Township 13 North, Range 20 East, M. D. B. & M., and being more fully set forth on that certain Parcel Map recorded in the Office of the County Recorder of Douglas County, Nevada, on May 18, 1976, as Document No. 00327, Official Records. Except therefrom a strip of land being 25 feet in width adjacent to and Easterly of the Westerly boundary of the hereinabove described parcel of land.

Portion of APN 23-100-04.

Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 201415, Book 589, Page 655, on May 5, 1989.

also known as 2345 Kincaid Avenue, Minden, Nevada 89423.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral rights if any, in, on, under, or appurtenance to said property and all fixtures and improvements thereon. To have and to hold all and singular the premises together with the appurtenances, unto Grantee, and to her successors and assigns forever.

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Grantor warrants for herself, her heir, executors, and administrators that the above-described property is free from restrictions, liens and encumbrances save those of record on the day and year first above written.

IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed on the day and year first above written.

Bianca J. Kleintjes
BIANCA J. KLEINTJES
97 Arrowhead Street
Carson City, NV 89706

STATE OF NEVADA)
) ss:
CARSON CITY)

On the 16th day of February, 2010, personally appeared before me, a Notary Public, BIANCA J. KLEINTJES, personally known or proven to me to be the person whose name is subscribed to the above instrument, CONFORMING GRANT DEED, and who acknowledged that she executed the instrument.

Sharon Coates
NOTARY PUBLIC

