

DOC # 794810  
12/27/2011 11:29AM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
Northern Nevada Title CC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$0.00  
BK-1211 PG-5372 RPTT: EX#002



**A.P.N. 1320-33-402-081**  
**Escrow No.: DO-2091173-WD**  
**1093891**

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO:

*Town of Gardnerville*  
*1407 Highway 395 North*  
*Gardnerville, NV 89410*

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary transfer tax is \$0, exemption no. 2

**GRANT, BARGAIN, SALE DEED**

That 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 and 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 and 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 in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Town of Gardnerville, a political subdivision of the State of Nevada as an unincorporated town** all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

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

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



Dated: December 7, 2011

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

By: Edith Clarice Hellwinkel  
Edith Clarice Hellwinkel, Trustee

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

By: Edith Clarice Hellwinkel  
Edith Clarice Hellwinkel, Trustee

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

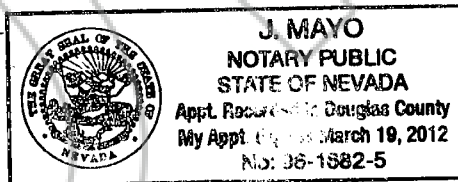
By: Edith Clarice Hellwinkel  
Edith Clarice Hellwinkel, Trustee

STATE OF NEVADA )  
COUNTY OF Douglas )

On 12/23/11 personally appeared before me, a Notary Public, Edith Clarice Hellwinkel  
who acknowledged that she executed the above instrument.

Signature \_\_\_\_\_  
(Notary Public)

J. Mayo

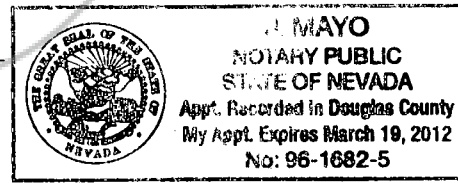


STATE OF NEVADA )  
COUNTY OF Douglas )

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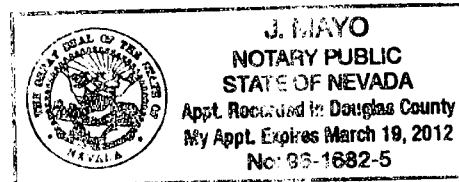


STATE OF NEVADA )  
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Signature \_\_\_\_\_  
(Notary Public)

J. Mayo





**DO-2091173-WD  
1093891**

**EXHIBIT "A"**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Southwest one-quarter (SW 1/4) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point described as Corner No. 1 in the Deed between Jensen and Hardy recorded December 22, 1942 in the office of Recorder in Book W of Deeds, at Page 374, as Document No. 11028, being the southeasterly corner of the parcel shown as Adjusted APN 25-333-15 on the Record of Survey to Support a Boundary Line Adjustment for The Jeanne B. Dossey Living Trust recorded December 7, 1993 in said office of Recorder in Book 1293, at Page 1301, as Document No. 324362, the POINT OF BEGINNING; thence along the easterly and northerly boundaries of said Adjusted APN 25-333-15 (Book 1293, at Page 1301, as Document No. 324362), the following courses: North 11°41'19" West, 199.96 feet to a found 1/2" iron pipe, no tag; North 88°05'19" West, 157.11 feet; thence leaving said northerly boundary, North 41°03'36" West, 481.52 feet; thence North 10°16'10" East, 152.15 feet to an angle point in the easterly line of the parcel described in the Deed between Jacobsen and Phillips recorded October 21, 1932 in said office of Recorder in Book T of Deeds, at Page 385, as Document No. 836; thence along said easterly line, North 10°16'10" East, 272.39 feet to the northeasterly corner of said parcel, a found 1/2" iron pipe, no tag; thence along the southerly boundary of Lot 132 as shown on the Final Subdivision Map for Chichester Estates, Phase 1, recorded September 12, 1995 in said office of Recorder in Book 995, at Page 1407, as Document No. 370215, the following courses:

North 10°04'57" East, 108.59 feet;

North 49°05'07" East, 65.06 feet;

South 89°26'31" East, 279.20 feet to the southeasterly corner of said Lot 132 of Chichester Estates; thence leaving said southerly boundary of Lot 132, South 05°47'22" West, 279.22 feet to a found 1/2" Iron pipe, no tag, the northwesterly corner of the parcel described in the Deed between Hellwinkel and Douglas County School District recorded October 11, 1967 in said office of Recorder in Book 54, at Page 123, as Document No. 38519; thence along the westerly line of the parcel described in said Deed between Hellwinkel and Douglas County School District and the Deed recorded October 11, 1967 in said office of Recorder in Book 54, at Page 129, as Document No. 38521, the following courses:

South 00°25'49" West, 345.31 feet;

South 89°34'11" East, 148.92 feet;

South 00°25'49" West, 504.65 feet to the southwesterly corner of the Grammar School Lot as described in said Deed between Jensen and Hardy (Book W of Deeds, at Page 374, Document No. 11028); thence along the northerly line of Toler Lane, North 89°34'11" West, 23.60 feet to a point described as Corner No. 1 in said Deed between Jensen and Hardy, the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 791701 recorded October 31, 2011 in Book 1011, Page 5468, Official Records of Douglas, State of Nevada.



Reference is further made to Adjusted Parcel 2 on Record of Survey recorded October 31, 2011 in Book 1011, Page 5482 as Document No. 791703, Official Records of Douglas County, State of Nevada.

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