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

Doc Number: **0818057**

02/12/2013 01:30 PM

OFFICIAL RECORDS

Requested By:

EDWARD BERNARD LAW OFFICES

A.P.N. 1219-02-000-014

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

**MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:**

Springmeyer Ranch, LLC  
1051 Stagecoach Lane  
Carson City, Nevada 89703

Page: 1 of 10 Fee: \$ 23.00

Bk: 0213 Pg: 3112 RPTT # 9



Deputy: gb

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH:

That BONNIE SPRINGMEYER, a widow, hereinafter referred to as GRANTOR, does hereby Grant, Bargain, Sell and Convey to SPRINGMEYER RANCH, LLC forever, an undivided 2.5% interest in the real property situated in the County of Douglas, State of Nevada described in Exhibit A attached hereto and incorporated herein by this reference.

Together with all and singular and tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 10<sup>th</sup> day of January, 2013

*Bonnie Springmeyer*  
BONNIE SPRINGMEYER, Grantor

STATE OF NEVADA )  
 )  
 ) :ss.  
 )  
COUNTY OF CARSON CITY )

This instrument was acknowledged before me on the 10<sup>th</sup> day of January,

2013 by BONNIE SPRINGMEYER.

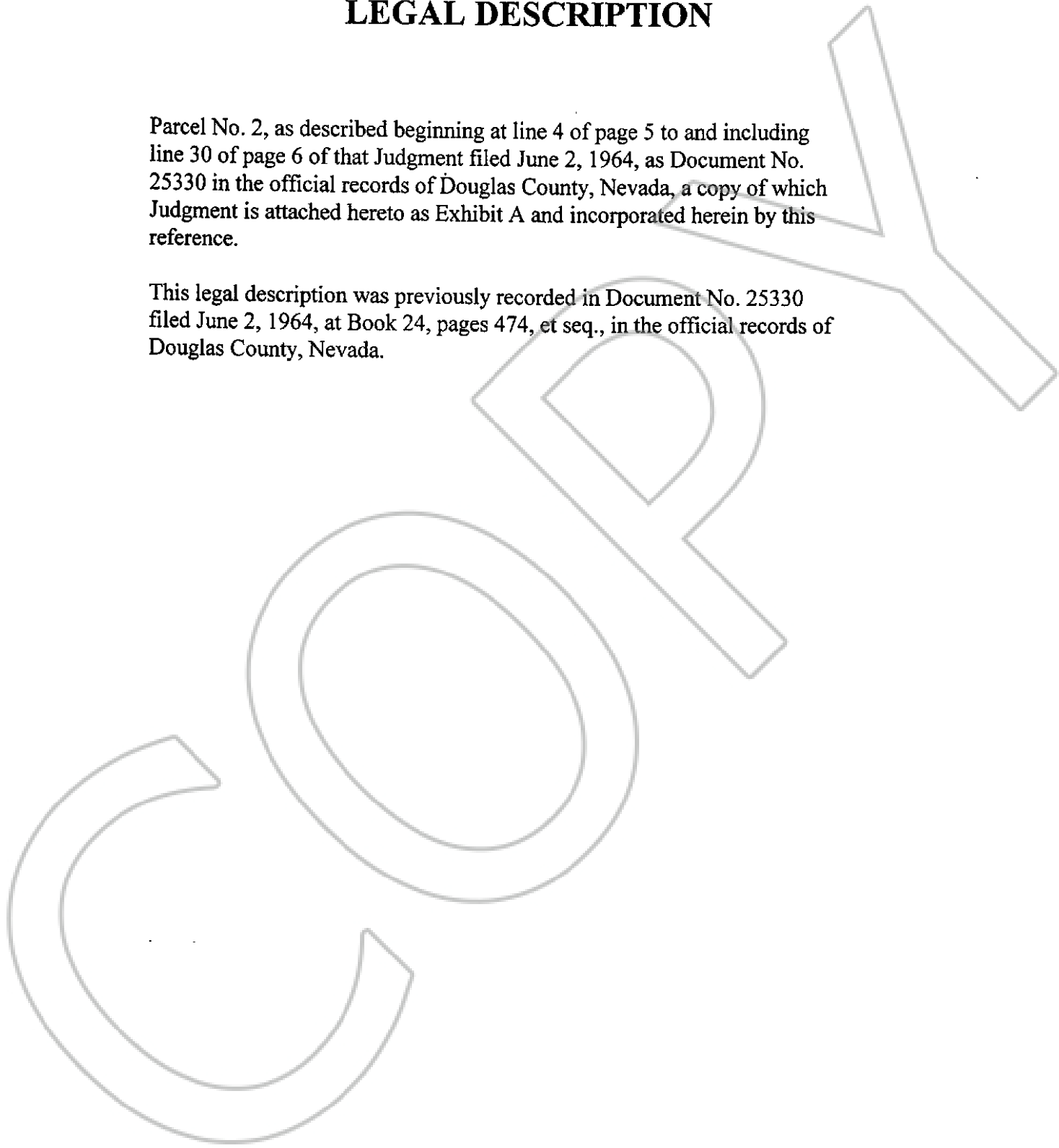
*Jaemi Henricksen*  
Notary Public



## EXHIBIT A LEGAL DESCRIPTION

Parcel No. 2, as described beginning at line 4 of page 5 to and including line 30 of page 6 of that Judgment filed June 2, 1964, as Document No. 25330 in the official records of Douglas County, Nevada, a copy of which Judgment is attached hereto as Exhibit A and incorporated herein by this reference.

This legal description was previously recorded in Document No. 25330 filed June 2, 1964, at Book 24, pages 474, et seq., in the official records of Douglas County, Nevada.



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BOOK 24 PAGE 474

1 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
2 IN AND FOR THE COUNTY OF CLAY

3 --oOo--

4 LESLIE B. GRAY  
5 Attorney for Plaintiff

6 KNOX VAN DYKE JOHNSON,  
7 Plaintiff,

8 vs.

9 MARJORIE ANN JOHNSON SPRINGMEYER,  
10 Defendant.

No. 2543  
FILED April 22 1964  
EARNHART W. THRAIN  
COUNTY CLERK  
BY *Thos. H. Johnson*  
DEPUTY

11  
12  
13 J U D G M E N T

14 THIS CAUSE came on regularly to be heard on the 13th day  
15 of February, 1964, on the objections of the Defendant to the  
16 report of the Vesters, LESLIE B. GRAY appearing as attorney for  
17 the Plaintiff and ELI GRUBIC appearing as attorney for the  
18 Defendants and the Court being familiar with the records and files  
19 in this cause and having heard the testimony of the witnesses,  
20 and having examined the documentary evidence submitted and being  
21 fully apprised in the premises, and this cause having been  
22 submitted, the Court having duly considered the law and the  
23 evidence, and the Court having rendered its Findings of Fact and  
24 Conclusions of Law, and Judgment having been ordered for the  
25 Plaintiff and for partition;

26 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED  
27 that the objections to the report of the Vesters be and they  
28 hereby are denied.

29 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the report  
30 of the Vesters be and the same is in all respects approved and

LESLIE B. GRAY  
1000 S. 1ST STREET  
CLAY COUNTY, NEVADA

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1 confirmed; and the partition of said premises, the improvements,  
2 appurtenances, grazing rights, water rights and allotments  
3 reported and recommended by the Masters to the respective parties  
4 hereto be and the same is hereby declared effectual forever.

5 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the  
6 following described property be allotted to the Plaintiff  
7 pursuant to said report:

8 PARCEL NO. 1

9 FIRST: being the South half of the Northwest  
10 Quarter of Section Thirty-five, in Township  
11 Thirteen, North of Range Nineteen East, Mt.  
12 Diablo Meridian, containing eighty acres more  
13 or less.

14 Also that piece or parcel of land lying, being  
15 and situated in the County of Douglas, State  
16 of Nevada, and described as follows to-wit:  
17 Being the North half of the South West Quarter  
18 of Section Thirty-five (35) in Township Thirteen  
19 (13) North of Range Nineteen East, Mt. Diablo  
20 Meridian, containing Eighty acres more or less.

21 Also that certain piece, parcel, or fraction  
22 of land situated in the Southeast corner of  
23 the North Half of the Northwest Quarter of  
24 Section Thirty-five (35) in Township Thirteen  
25 (13) North of Range Nineteen (19) East, run-  
26 ning north from the South half of the Northwest  
27 Quarter forty-four (44) rods and twelve (12)  
28 links, thence running westerly one hundred and  
29 thirty-two (132) rods and six (6) links, thence  
30 East one hundred and twenty-five (125) rods and  
twelve (12) links, the point of beginning, con-  
taining Seventeen (17) acres more or less.

Also all of the interests of Stella Van Dyke  
Johnson in an undivided two thirds of that cer-  
tain piece, parcel or tract of land situate,  
lying and being in the County of Douglas, State  
of Nevada and being a strip of land forty-nine  
and one-half (49½) feet wide on the North line  
of the Southwest Quarter of Section thirty-four  
(34), Township Thirteen (13) North, Range Nineteen  
(19) East, said strip of land extends across said  
quarter section from East to west; with all water,  
water rights and water privileges running to and  
with said lands. Also all the personal property,  
farm machinery, hay, grain and other crops there-  
on.

Also a piece of land forty feet wide on the east

LEWIS B. GRAY  
COUNTY CLERK  
CLARK COUNTY  
NEVADA

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side of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 35, T. 13 N., R. 19 E.; and also a piece of land described as follows: commencing at the NE corner of the NW $\frac{1}{4}$  of Section 2, in T. 12 N., R. 19 E., M.D.B. & M., thence running West 40 feet; thence South 15 feet; thence South 45° East, 56 and 2/3 feet, more or less; to the East line of the NW $\frac{1}{4}$  of Section 2; thence North 55 feet to the place of beginning.

Subject to the reservation contained in a deed dated September 30, 1930, between Wm. M. Hansen and Eliza Irene Hansen, Grantors, and Chris Johnson and Knox Johnson, Grantees, recorded in Book 7 of Deeds, page 159 of Records of Douglas County, Nevada, as follows: "Reserving unto the first parties hereto a right of way to travel across, and a right of way for an irrigation ditch across said piece of land located in the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 35, T. 13 N., R. 19 E."

Also the east thirty feet of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2 Township 12 N., R. 19 East, M.D.B. & M., and the East Thirty feet of the south 100 feet of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 2 Township 12 N., R. 19 E., M.D.B. & M.

Also a certain piece or parcel of land 30 feet wide lying within and along the east side of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 12 N., R. 19 E., M.D.B. & M., being more particularly described as follows, to-wit: Commencing at the SE corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 12 North, Range 19 East, M.D.B. & M., thence west 30 feet on the south line of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 2; thence north to the north boundary line of Section 2; thence east along the north boundary of Section 2 to the NE corner of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 2; thence south to the point of beginning; EXCEPTING therefrom the part of the same land already deeded September 30, 1930, by Eliza Irene Hansen and William M. Hansen, to Chris Johnson and Knox Johnson, described as follows: Commencing at the NE corner of the NW $\frac{1}{4}$  of Section 2 in T. 12 N., R. 19 E., M.D.B. & M., thence running west 40 feet; thence south 15 feet; thence south 45° east 56 and 2/3 feet, more or less, to the east line of the NW $\frac{1}{4}$  of Section 2; thence north 55 feet to the place of beginning. The parties of the first part shall have and retain the right to pass and travel upon and over said strip or piece of land and use the same as a roadway.

PARCEL "A" BEING A PORTION OF PARCEL 2.

A parcel of land located in the SW of Sec. 2, T. 12 N., R. 19 E., M.D.B. & M., and lying south of and adjacent to Mattsville Lane, more particularly described by metes and bounds as follows:

LESLIE S. GRAY  
60 GRAY STREET  
RENO, NEVADA

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1 Commencing at the southwest corner of the parcel,  
 2 which bears N. 19°03'47" E., a distance of 714.40  
 3 feet, from the South 1/4 cor. of said Sec. 2, T. 17  
 4 N., R. 19 E., N.D.B. & M., proceed thence N. 18°49'  
 5 07" W., 2083.28 feet along the fence and property  
 6 line to the northwest corner of the parcel; thence  
 7 S. 89°49'55" E., 1579.51 feet, along the fence line  
 8 which borders the south side of Mottsville Lane,  
 9 to an angle point in said fence line; thence S. 88°  
 10 27'37" E., 482.29 feet, along said fence line which  
 11 borders the south side of Mottsville Lane, to the  
 12 northeast corner of the parcel; thence S. 17°07'09"  
 13 E., 1725.74 feet, along the fence and property line,  
 14 to the southeast corner of the parcel; thence S. 79°  
 15 10'52" W., 244.69 feet, along the fence and property  
 16 line, to an angle point in the south fence and pro-  
 17 perty line, to an angle point in the south fence line;  
 18 thence S. 81°06'51" W., 1677.39 feet, to the point  
 19 of beginning, containing 84.60 acres, more or less.

20 TOGETHER with a ditch and road easement from the  
 21 Southeast corner of Parcel "A" over and upon Parcel 2, to the  
 22 dam and diversion works located on Brockliss Slough, a branch  
 23 of the West Fork of the Carson River and described as follows:

24 A strip of land, for purposes of maintaining and  
 25 regulating an irrigation ditch, diversion dam, and  
 26 head gates used to irrigate the above described  
 27 parcel of land, described as follows:

28 Commencing at a point on the north bank of said  
 29 irrigation ditch where it enters the above  
 30 described parcel, which bears N. 17°07'09" W.,  
 a distance of 37.70 feet, from the S.E. corner  
 of the above described parcel, proceed S. 82°26'  
 58" E., a distance of 323.29 feet, along the north  
 side of a 25 foot easement, and along the north bank  
 of the said irrigation ditch, to an angle point;  
 thence S. 66°39'46" E., a distance of 211.44 feet,  
 along the north side of said 25' easement and  
 irrigation ditch, to a point which is at a fence  
 corner on the bank of the Brockliss Slough; thence  
 continuing S. 66°39'46" E., a distance of 40 feet,  
 to a point on the east bank of the Brockliss Slough  
 along the centerline of an easement which is 50  
 feet in width and contains within its limits all of  
 the dam and diversion works which are used for  
 purposes of diverting irrigation water onto the  
 above described parcel of land.

31 All water and water rights appurtenant to Parcel  
 32 No. 1 and Parcel "A".

33 All grazing rights and privileges used or established  
 34 in connection with Parcel No. 1 or Parcel "A" representing

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OF THIS INSTRUMENT  
ISSUED BY THE  
STATE OF NEVADA



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1 approximately two-thirds of the grazing rights and privileges owned  
2 by the Plaintiff and the Defendant in connection with the subject  
3 properties.

4 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the  
5 following described property be allotted to the Defendant pursuant  
6 to said report:

7 PARCEL NO. 2

8 The East half of the Southeast quarter of Section  
9 Two (2) and the West half of the Southwest quarter  
10 of Section One (1) Township 12 North, Range 19  
11 East, M.D.M., also

12 That certain tract of land commencing at the half  
13 mile section stake on the south line of Section  
14 2, Township 12 N., R. 19 East, running thence  
15 East to the Southeast corner of the West half of  
16 the Southeast quarter of Section 2; thence North  
17 to the Northeast corner of said 80 acres; thence  
18 West to the Northeast corner of the large field  
19 known as the Keiser field or ranch; thence still  
20 West to the Northeast corner of the tract of land  
21 conveyed to E. Hill by W. D. Keiser; thence South  
22 along the East line of said Hill's land to place  
23 of beginning; the tract of land last described  
24 being the East half of said field, known as the  
25 Keiser land, containing 110 acres, and being parts  
26 of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  and W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Sec. 2,  
27 T. 12 N., R. 19 East, and situate in said Douglas  
28 County, Nevada, together with all household furni-  
29 ture on the ranch premises.

30 EXCEPTING THEREFROM the following described property  
31 known as Parcel "A":

32 A parcel of land located in the SW $\frac{1}{4}$  of Sec. 2,  
33 T. 12 N., R. 19 E., M.D.B. & M., and lying south  
34 of and adjacent to Mottsville Lane, more particular-  
35 ly described by metes and bounds as follows:

36 Commencing at the southwest corner of the parcel,  
37 which bears N. 19°03'47" W., a distance of 714.40  
38 feet, from the South  $\frac{1}{4}$  cor. of said Sec. 2, T. 12  
39 N., R. 19 E., M.D.B. & M., proceed thence N. 14°49'  
40 07" W., 2083.78 feet along the fence and property  
41 line to the northwest corner of the parcel; thence  
42 S. 89°49'55" E., 1579.51 feet, along the fence line  
43 which borders the south side of Mottsville Lane,  
44 to an angle point in said fence line; thence S. 88°  
45 27'37" E., 482.29 feet, along said fence line which  
46 borders the south side of Mottsville Lane, to the  
47 northeast corner of the parcel; thence S. 17°07'09"

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1 E., 1725.74 feet, along the fence and property line,  
 2 to the southeast corner of the parcel; thence S. 79°  
 3 10'32" W., 244.69 feet, along the fence and property  
 4 line, to an angle point in the south fence and pro-  
 5 perty line, to an angle point in the south fence line;  
 6 thence S. 81°06'51" W., 1677.39 feet, to the point  
 7 of beginning, containing 84.60 acres, more or less.

8 SUBJECT TO a ditch and road easement from the Southeast  
 9 corner of Parcel "A" over and upon Parcel No. 2, to the dam and  
 10 diversion works located on Brockliss Slough, a branch of the West  
 11 Fork of the Carson River and described as follows:

12 A strip of land, for purposes of maintaining and  
 13 regulating an irrigation ditch, diversion dam, and  
 14 head gates used to irrigate the above described  
 15 parcel of land, described as follows:

16 Commencing at a point on the north bank of said  
 17 irrigation ditch where it enters the above  
 18 described parcel, which bears N. 17°07'09" W.,  
 19 a distance of 37.70 feet, from the S. E. corner  
 20 of the above described parcel, proceed S. 82°26'  
 21 58" E., a distance of 323.29 feet, along the north  
 22 side of a 25 foot easement, and along the north bank  
 23 of the said irrigation ditch, to an angle point;  
 24 thence S. 66°39'46" E., a distance of 211.44 feet,  
 25 along the north side of said 25' easement and  
 26 irrigation ditch, to a point which is at a fence  
 27 corner on the bank of the Brockliss Slough; thence  
 28 continuing S. 66°39'46" E., a distance of 40 feet,  
 29 to a point on the east bank of the Brockliss Slough  
 30 along the centerline of an easement which is 50  
 feet in width and contains within its limits all of  
 the dam and diversion works which are used for  
 purposes of diverting irrigation water onto the  
 above described parcel of land.

TOGETHER WITH all the improvements thereon including the  
 farm residence and buildings.

All water and water rights appurtenant to the above  
 described portion of Parcel No. 2.

All grazing rights and privileges used or established  
 in connection with the above described portion of Parcel No. 2  
 representing approximately one-third of the grazing rights and  
 privileges owned by the Plaintiff and the Defendant in connection  
 with the subject properties.

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NOV 24 1964

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that each  
2 party pay his or her own costs, and that the Plaintiff pay two-  
3 thirds of the fee of \$250.00 each to the Masters and that the  
4 Defendant pay one-third of the fees to the Masters.

5 DATED: This 23<sup>rd</sup> day of April, 1964.

6  
7 *Richard L. Water...*  
8 DISTRICT JUDGE

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LEONARD B. GRAY  
CLERK OF THE COURT  
BY: [Signature]

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NOV 24 1964

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STATE OF NEVADA }  
County of Douglas }

I, EARNHART W. THORAN, County Clerk of Douglas County, State of Nevada, and ex-officio Clerk of the District Court, First Judicial District of the State of Nevada, in and for the said County of Douglas, said Court being a Court of Record, having common law jurisdiction, and a Clerk and a Seal, do hereby certify that the foregoing is a full, true, and correct copy of the original JUDGMENT - NO. 2565 - KNOX VAN DYKE JOHNSON, PLAINTIFF, VS. MARJORIE ANN JOHNSON SPRINGER, DEFENDANT

which now remains on file and of record in my office in Minden, in said county.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Minden, in said County, and State this 2nd day of JUNE, A.D. 1961.

*Earnhart W. Thoran*  
County Clerk



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Recorded at Request of *Knox Johnson*  
On 18 7 1961 At Minden Min. Post 11  
Official Records of Douglas County Nevada, Page 30  
Ethel M. Schacht, Recorder. By *Ethel M. Schacht*

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