

DOC # 819117
02/28/2013 11:14AM Deputy: AR
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-213 PG-7903 RPTT: 526.50



APN# : 1320-33-401-002
RPTT: \$526.50
Recording Requested By:
Western Title Company, Inc.
Escrow No.: 055724-MHK

When Recorded Mail To:
Mr & Mrs. Klitsie
1207 Gilman Ave
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)
Same as Above

(space above for Recorder's use only)

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

Signature

M Kelsh Escrow Officer

Grant Bargain Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lynne K. Simons formerly known as Lynne K. Jones as Successor Trustee of the Max L. Jones and
Lura I. Jones Family Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Mark Klitsie and Denise Klitsie , husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City
of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof

EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS


TOGETHER with all ^{other} tenements, hereditaments and appurtenances, if any, thereto belonging or
appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 01/29/2013



Grant, Bargain and Sale Deed – Page 2

Lynne K. Simons formerly Lynne K. Jones as Successor Trustee of the Max L. Jones and Lura I. Jones Family Trust

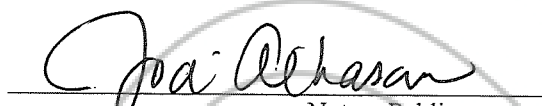

By: Lynne K. Simons, TRUSTEE

STATE OF

COUNTY OF Washoe } ss

This instrument was acknowledged before me on
2/14/13

By Lynne Simons TRUSTEE


Notary Public





Legal Description

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

PARCEL 1:

That certain real property, and improvements thereon, lying and being in a portion of the SW1/4 of the SW1/4 of Section 33, T.13 N., R.20 E., M.D.B.&M., in the Town of Gardnerville, and more particularly described by metes and bounds as follows, to-wit:

Beginning at a point at the northwesterly corner of the parcel, on the southerly 30 foot right of way line of Gilman Avenue (was School Street) and being 32.50 feet from the center line of the State Highway as constructed in 1936, said point being S.44°44'W. 723.70 feet and S.45°20'E. 30.00 feet from the established Town Monument located at the original intersection of Main and School Streets in the Town of Gardnerville; thence N.44°40'E. a distance of 98.00 feet to the northeast corner of the parcel; thence S.45°20'E. a distance of 51.60 feet to a point; thence S.40°13'E. a distance of 198.00 feet to the southeast corner of the parcel; thence S.44°24' W. a distance of 80.64 feet to the southwest corner of the parcel; thence N.45°20'W. a distance of 249.00 feet to the point of beginning.

All bearings of the survey are correlated with the center line of the highway (N.44°45'30"E.) on Gilman Avenue, and the Town Monument at the intersection of Main Street and Gilman Avenue is S.45°14'30"E. a distance of 1.37 feet from the center line of said Avenue produced.

PARCEL 2:

All that certain lot, piece or parcel of land, and improvements thereon, situate in the Town of Gardnerville, County of Douglas, State of Nevada, and bounded and described as follows, to-wit:

Beginning at a point at the southeasterly corner of the parcel, on the township line and south line of Section 33, T.13 N., R.20 E., said point being the southwesterly corner of that parcel of land deeded by Jeanette Frantzen and Margaret Anderson to Mildred Mortimer, the same being recorded in Book "Y", Page 505, Douglas County Records, said point of beginning being further described as bearing N.89°54'55"W. a distance of 730.56 feet from the so-called Dettling Monument as shown on the Town Map of Gardnerville; thence S.89°52"W. along the Township and Section line a distance of 369.70 feet to a point at the southwest corner of the parcel; thence N.44°38'E. along the property line a distance of 136.20 feet to the north corner of the parcel, on the easterly bank of the Jepsen-Springmeyer ditch; thence southeasterly along property lines and the easterly bank of said ditch a distance of 290.00 feet, more or less, to the point of beginning.

Said above described parcel being located in a portion of the SW1/4 of the SW1/4 of Section 33, T.13, N., R.20 E. All bearings are correlated with the bearings of Main Street (N.44°54'W.) through the town of Gardnerville.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 23, 1994, as Document No. 330793, in Book 0294, Page 4161 of Official Records.

Assessor's Parcel Number(s):
1320-33-401-002