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Doc Number: **0819727**

03/11/2013 12:15 PM

OFFICIAL RECORDS

Requested By
RONALD F. KUEHN

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

BK: 0313 Pg: 2384 RPTT # 7



Deputy: ar

A.P.N. 1320-35-001-034

Recording Requested By:
When Recorded Return to:

✓ Ronald F. Kuehn, Trustee
1571 East Valley Road
Gardnerville, NV 89410

Mail Tax Information to:
Same as above

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ronald F. Kuehn and Dorothy M. Kuehn, Husband and Wife as Joint Tenants with right of survivorship, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to Ronald F. Kuehn and Dorothy M. Kuehn, Trustees of the Kuehn Family Trust of 2013, all the real property situate in the County of Douglas, State of Nevada, more particularly described as follows.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Commonly known as 1571 East Valley Road, Gardnerville, NV 89410.

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

Witness my hand this 11 day of March, 2013.

Ronald F. Kuehn

Dorothy M. Kuehn

ACKNOWLEDGMENT

State of Nevada))
County of Douglas) ss

On March 11 2013, before me, Donna S Kruger,
Notary Public duly licensed by the State of Nevada, personally appeared RONALD F. KUEHN and DOROTHY M. KUEHN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Donna S Kruger
Notary Public



[Seal]



EXHIBIT "A"

Excepting therefrom a portion of the Northwest one-quarter of the Northeast one-quarter of Section 35, Township 13 North, Range 20 East, M.D.B. & M., Douglas, County, Nevada, containing .035 acres more or less and being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel 6-B-2 of Parcel Map Document No. 144744 of the Douglas County Recorder's Office, said point also being on the centerline of the original East Valley Road and bears S. 80° 10' 51" W., 2472.07 feet from the Northeast corner of said Section 35;

Thence S. 89° 11' 21" E., along the Northerly line of said Parcel 6-B-2, 18.85 feet to a point on the centerline of the realignment of East Valley Road;

Thence continuing along said realignment centerline, 250.60 feet along the arc of a curve to the left having a central angle of 07° 10' 44" and a radius of 2000.00 feet (chord bears S. 22° 12' 01" E., 250.43 feet), to the Southerly line of said Parcel 6-B-2;

Thence 89° 11' 21" W., along said Southerly line, 0.02 feet to the centerline of said original East Valley Road;

Thence N. 26° 02' 42" W., along said original centerline, 258.37 feet to the POINT OF BEGINNING.

*PER NRS 111.312 THIS LEGAL DESCRIPTION
WAS PREVIOUSLY RECORDED AT DOCUMENT
No 175032 BOOK No 308 PAGE 3274 ON
3-25-1988*