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OFFICIAL RECORDS

Requested By:
KENT NEDDENRIEP

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0813 Pg: 3975 RPTT # 7



DocuSign

A.P.N. 1220-18-002-003

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:
Kent R. Neddenriep
Marie C. Johnson
176 Highway 88
Gardnerville, NV 89410

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 12 day of January 200⁴, by and between, Grantor, KENT R. NEDDENRIEP, a married man, as his sole and separate property, as to his one-half interest, and Grantees, KENT R. NEDDENRIEP and MARIE C. JOHNSON, as Trustees of the NEDDENRIEP/JOHNSON FAMILY TRUST dated December 18, 2002.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, to him in hand paid by the said Grantees, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby present GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, to be held and administered and distributed as their community property with rights of survivorship, their successors and assigns forever, his one half (1/2) interest in a portion of that certain

real property situate in Douglas County, State of Nevada, more particularly described as follows, to-wit:

A portion of the Southwest 1/4 and a portion of the Southeast 1/4 of Section 18, Township 12 North, Range 20 East, M. D. B. & M., described as follows:

Commencing at a point in an oiled road in the center of Nevada State Highway right of way between improved fences 104.8 feet apart, the center of Section 18, Township 12 North, Range 19 East, M.D.B. & M., whence a point in the center of right of way similarly between fences 90 feet apart is taken as bearing due south 1613.9 feet; thence due South 128.0 feet to the point of Beginning; thence due South 1485.9 feet; thence South 89°25' East 777.8 feet along accepted line fence between Ruhenstroth and Cordes ranches to a pipe in drain ditch 6 feet east of a 12-inch corner post, which said drain enters the Winkelman ditch about 200 feet Northwest thereof, and which point is due West of and on line of North fence of lane running East; thence North 27°29' West 1,686.2 feet along Southwest side of old county road and just Southwest of high tension power line to a point in said State Highway, and the point of beginning.

AND that portion of the old county road lying between the centerline thereof and the Easterly line of the above described parcel.

EXCEPTING portion conveyed by Deed recorded in Book T of Deeds at page 581, Douglas County, Nevada, records.

ALSO EXCEPTING THEREFROM all that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the Northwest Quarter of the Southeast Quarter of Section 18, Township 12 North, Range 20 East, M. D. B. & M., described as follows:

Commencing at the quarter corner common to Sections 17 and 18 of said Township and Range; thence South 84°58'22" West a distance of 2608.00 feet to a point on the Easterly right of way line of State Highway 88, at station 212+19.10, the true point of beginning; thence from the true point of beginning South 0°06' East, along said right of way line a distance of 569.45 feet; thence leaving said right of way line North 74°54'20" East a distance of 271.63 feet, more or less, to a point in the Southwesterly line of the old county road, said point also being a point in the Easterly line of the property as described in Deed to William F. Neddenriep, et ux, recorded April 3, 1959, in book E-1 of Deeds, at page 47, as Document No. 14207, Douglas County, Nevada, records; thence North 27°49'40" West, along the Easterly line of the property as described in the above referred to Deed and the Southwesterly line of the said road, a distance of 563.93 feet to the true point of beginning.

AND that portion of the old county road lying between the centerline thereof and the Easterly line of the above described parcel.


Pursuant to NRS 111.312, this legal description was previously recorded at Document No. 14207, Book E-1, Page 47, on April 3, 1959.

Also known as 837 Highway 88, Gardnerville, Nevada 89410.

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 Grantees, and to their successors and assigns forever.

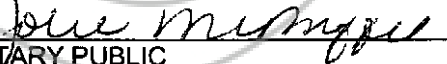
Grantor warrants for himself, his heirs, executors and administrators that the above-described property is free from restrictions, liens and encumbrances save those of record on the day and year first above written.

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


KENT R. NEDDENRIEP
Mailing Address:
176 Highway 88
Gardnerville, NV 89410

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On the 17th day of January, 2008, personally appeared before me, a Notary Public, KENT R. NEDDENRIEP, personally known or proven to me to be the person whose name is subscribed to the above instrument, and who acknowledged that he executed the instrument.


NOTARY PUBLIC
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