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OFFICIAL RECORDS

Requested By  
KENT NEDDENRIEP

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0813 Pg: 3985 RPTT # 7



Deputy: sg

A.P.N. 1120-06-000-012

When recorded mail to:  
Sandra G. Lawrence  
Dyer, Lawrence, Penrose,  
Flaherty & Donaldson  
2805 Mountain St.  
Carson City, NV 89703

Grantees' Mailing 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, 200<sup>4</sup>~~3~~,  
by and between, Grantors, KENT R. NEDDENRIEP and MARIE C. JOHNSON-  
NEDDENRIEP, husband and wife as joint tenants, 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 Grantors, for and in consideration of the sum of TEN DOLLARS  
(\$10.00), lawful money of the United States, to them in hand paid by the said Grantees,  
and other good and valuable consideration, receipt of which is hereby acknowledged,  
do 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, all that certain real property situate  
in Douglas County, State of Nevada, more particularly described as follows, to-wit:

A parcel of land located within a portion of the Northeast one-quarter (NE¼) of Section 6, Township 11 North, Range 20 East and a portion of the Southeast one-quarter (SE¼) of Section 31, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of said Section 6, a U.S.G.L.O. brass cap, stamped 1939, as shown on the Record of Survey for Wilton H. Neddenriep recorded December 20, 1988 in the office of Recorder, Douglas County, Nevada in Book 1288, at Page 2695, as Document No. 192958, the POINT OF BEGINNING;

thence along the easterly line of said Northeast one-quarter of Section 6, South 00°02'30" East, 2606.25 feet to the east one-quarter corner of said Section 6, a U.S.G.L.O. brass cap, stamped AP1 AP2;

thence along the southerly line of Parcel 4 as shown on the Map of Division into Large Parcels for Kent R. Neddenriep and Marie C. Johnson-Neddenriep recorded June 18, 1996 in said office of Recorder, in Book 696, at Page 2033, as Document No. 389886, North 54°28'04" West, 597.06 feet;

thence North 12°28'23" East, 1020.70 feet;

thence North 08°34'45" West, 421.72 feet;

thence South 84°11'01" West, 594.07 feet;

thence South 46°54'11" West, 591.65 feet;

thence South 00°23'41" West, 279.47 feet;

thence North 89°00'51" West, 1139.61 feet;

thence North 00°59'09" East, 50.00 feet;

thence North 89°00'51" West, 100.00 feet to a point on the easterly line of State Route 88;

thence along said easterly line of State Route 88 as shown on the Record of Survey to Support a Boundary Line Adjustment for Kent R. Neddenriep and Marie C. Johnson-Neddenriep recorded December 22, 1995 in said office of Recorder in Book 1295, at Page 3464, as Document No. 377377 and said Map of Division into Large Parcels, Document No. 389886, North 00°03'21" West, 291.00 feet;

thence South 89°00'51" East, 962.48 feet;

thence North 33°18'50" East, 513.18 feet;

thence North 00°23'41" East, 305.93 feet;

thence North 89°56'39" East, 525.90 feet;

thence North 00°03'21" West, 509.02 feet;

thence North 89°57'53" West, 716.11 feet;

thence North 00°04'00" East, 799.22 feet;

thence along the southerly line of Adjusted A.P.N. 31-020-15 as shown on said Record of Survey, Document No. 377377, South 89°56'00" East, 875.81 feet;

thence along the easterly boundary of said Adjusted A.P.N. 31-020-15,  
North 00°15'50" East, 200.00 feet;  
thence continuing along said easterly boundary, North 89°56'00" West,  
52.37 feet;  
thence continuing along said easterly boundary, North 21°04'44" West,  
257.33 feet;  
thence South 89°56'00" East, 804.35 feet;  
thence along the easterly line of said Southeast one-quarter of Section 31,  
South 00°06'44" West, 1238.39 feet to the POINT OF BEGINNING,  
containing 82.64 acres, more or less.

The Basis of Bearing of this description is South 89°56'00" East, the south  
line of Parcel 11-C2 as shown on Parcel Map LDA 01-060 for Mark W.  
Neddenriep recorded November 27, 2001 in Book 1101, at Page 7992, as  
Document No. 528513.

Subject to conditions, restrictions, reservations, easements and rights of way of record.

Together with a non-exclusive easement for agricultural purposes in  
approximately .90 acres of parcel 5 as shown on the Record of Survey For  
The Wilton H. Neddenriep Estate recorded in Book 3 of Maps, Page 52,  
Records of Alpine County, California and a non-exclusive easement for  
agricultural purposes in approximately 1.56 acres of Parcel 8 as shown on  
the Record of Survey For the Wilton H. Neddenriep Estate recorded in  
Book 1288, Page 2695, as Document No. 192958, Official Records of  
Douglas County, Nevada, together with all improvements thereon.

Pursuant to NRS 111.312, these legal descriptions were previously  
recorded at Document No. 192958, Book 1288, Page 2695, on December  
20, 1988; Document No. 389886, Book 696, Page 2033, on June 18,  
1996; Document No. 377377, Book 1295, Page 3464, on December 22,  
1995; and Document No. 528513, Book 1101, Page 7992, on November  
27, 2001.

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, and all appertaining dams, structures, ditches, ditch rights, ditch  
easements and appurtenances for the delivery and conveyance of irrigation water. To

have and to hold all and singular the premises together with the appurtenances, unto Grantees, and to their successors and assigns forever.

Grantors warrants for themselves, their 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, Grantors have caused this Indenture to be executed on the day and year first above written.

*Kent R. Neddenriep*  
KENT R. NEDDENRIEP

*Marie C. Johnson-Neddenriep*  
MARIE C. JOHNSON-NEDDENRIEP  
Mailing Address:  
176 Highway 88  
Gardnerville, NV 89410

STATE OF NEVADA        )  
                                  )ss:  
COUNTY OF DOUGLAS    )

On the 12<sup>th</sup> day of January, 2008, <sup>4</sup> personally appeared before me, a Notary Public, KENT R. NEDDENRIEP, and MARIE C. JOHNSON-NEDDENRIEP personally known to me to be the persons whose names are subscribed to the above instrument, and who acknowledged that they executed the instrument.

*Jolie McDuffee*  
NOTARY PUBLIC

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