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08/14/2013 11:53 AM

OFFICIAL RECORDS

Requested By:  
KENT NEDDENRIEP

A.P.N. 1120-06-000-013

When recorded mail to:

Sandra G. Lawrence  
Dyer, Lawrence, Penrose,  
Flaherty & Donaldson  
✓ 2805 Mountain St.  
Carson City, NV 89703

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00

Bk: 0813 Pg: 3989 RPTT # 7



Deputy. sg

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, 2003<sup>4</sup>, 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, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Adjusted A.P.N. 31-020-15 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, also the northwest corner of Parcel 1 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;

thence along the easterly line of State Route 88 as shown on said Record of Survey, Document No. 377377 and said Map of Division into Large Parcels, Document No. 389886, South 00°03'21" East, 1311.65 feet to the POINT OF BEGINNING;

thence North 89°56'39" East, 1247.00 feet;

thence South 00°23'41" West, 305.93 feet;

thence South 33°18'50" West, 513.18 feet;

thence North 89°00'51" West, 962.48 feet to a point on said easterly line of State Route 88;

thence along said easterly line of State Route 88, North 00°03'21" West, 717.00 feet to the POINT OF BEGINNING, containing 19.41 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. 377377, Book 1295, Page 3464, on December

22, 1995; Document No. 389886, Book 696, Page 2033, on June 18, 1996; Document No. 528513, Book 1101, Page 7992, on November 27, 2001; and Document No. 192958, Book 1288, Page 2695, on December 20, 1988.

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.

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