

DOC # 830064
09/05/2013 11:16AM Deputy: AR
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-913 PG-739 RPTT: EX#003

APN: 1220-10-811-003
ORDER NO.: 1100768-WD



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: EXECUTOR DEED

***Document No. 712313 is being re-recorded to correct the legal description as shown on Exhibit "A"

WHEN RECORDED MAIL TO:

Donald Ballensky
1028 Riverview Dr.
Gardnerville, Nevada



EXHIBT "A"

Parcel 1:

All that certain lot, piece, parcel or portion of land situate, lying and being within Section 10, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Lot 71, of the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965 in Book 28 at Page 117, as Document No. 28310 and amended on June 4, 1965 in Book 81 at Page 687 as Document No. 28378.

Excepting therefrom all that portion described as follows:

Commencing at the Southeasterly corner common to said Lots 70 and 71 which point is the True Point of beginning; thence along the Southeasterly line of said Lot 71 South $43^{\circ}00'30''$ West a distance of 1.02 feet; thence leaving said line North $46^{\circ}58'42''$ West a distance of 181.38 feet; thence South $47^{\circ}58'45''$ West a distance of 129.51 feet to a point on the Southwesterly line of said lot 71; thence along the boundary of said Lot 71 North $46^{\circ}59'30''$ West a distance of 62.40 feet; thence North $11^{\circ}03'30''$ West a distance of 114.88 feet; thence North $84^{\circ}57'30''$ East a distance of 84.15 feet; thence South $46^{\circ}59'30''$ East distance 291.77 feet to the True Point of Beginning.

Parcel 2:

Together with and subject to a 12.00 foot wide private access easement for the mutual use and benefit of the owners of Lots 70 and 71 and more particularly described as follows:

All that portion of Lots 70 and 71 as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965 in Book 28 at Page 117, as Document No. 28310 and amended on June 4, 1965 in Book 81 at Page 687 as Document No. 28378, lying 6.00 feet on either side of the following described centerline:

Commencing at the Southeasterly corner common to said Lots 70 and 71; thence along the Southeasterly line of said Lot 70 North $43^{\circ}00'30''$ East a distance of 16.50 feet to the True Point of Beginning of the centerline of this 12.00 foot wide private access easement; thence leaving said Southeasterly line of Lot 70 North $64^{\circ}37'42''$ West a distance of 40.18 feet; thence North $69^{\circ}43'14''$ West a distance of 29.99 feet; thence North $51^{\circ}18'27''$ West a distance of 38.43 feet; thence North $61^{\circ}08'25''$ West a distance of 45.06 feet; thence North $79^{\circ}27'20''$ West a distance of 44.12 feet to the terminus point of this 12.00 foot wide private access easement.

Reference is hereby made to that certain Record of Survey Map recorded on August 22, 1994 in Book 894, Page 3778, Document No. 344484.

Note: Legal description previously contained in Document No. 344485, recorded August 22, 1994 in Book 894, Page 3779, Official Records of Douglas County, State of Nevada.

DOC # 0712313
11/01/2007 12:06 PM Deputy: SD
OFFICIAL RECORD
Requested By:
DONALD BALLENSKY

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1107 PG- 0183 RPTT: 660.00



EXECUTOR DEED

Assessors Parcel Number: 1220-10-811-003

Recording Requested By:

JACK SHEEHAN
Attorney at Law
P.O. Box 1599
Minden, Nevada 89423

When Recorded Mail To:

✓ Name: DONALD BALLENSKY
1028 Riverview Drive
Gardnerville, Nevada 89460



EXECUTOR DEED

APN: 1220-10-811-003


THIS INDENTURE WITNESSETH: That DONALD BALLENSKY, as Executor of the Estate of VIOLET M. GUNTHER, deceased, for good and valuable consideration, the receipt of which is hereby acknowledge, does hereby grant and convey to DONALD BALLENSKY all of the right, title and interest which the decedent had at the time of her death and all of the right, title and interest that the estate may have subsequently acquired by operation of law, or otherwise, in and to the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 71, as shown on the map of GARDNERVILLE RANCHOS SUB-DIVISION UNITY NO. 3, filed for record on June 1, 1965, in Book 1 of Maps, as Document No. 28310 and AMENDED TITLE SHEET Recorded June 4, 1965, in Book 1 of Maps, as Document No. 28378, Official Records of Douglas County, State of Nevada.

and commonly known as 1028 Riverview Drive, Gardnerville, Nevada.

Reference is hereby made to the Order Settling First and Final Account and Decree of Distribution rendered by the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, made and entered on the 23rd day of October, 2007, the notices given, and the proceeding had, in the matter of the Estate of VIOLET M. GUNTHER, deceased, Case No. 07-PB-0037, Dept. No. I of said Court. This Deed is pursuant to said proceedings and Order.

IN WITNESS WHEREOF, this instrument is executed this 23 day of October, 2007.


DONALD BALLENSKY, Executor
of the Estate of VIOLET M. GUNTHER



