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OFFICIAL RECORDS

Requested By:
ALLISON MACKENZIE ETAL

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00
Bk: 0913 Pg: 6314 RPTT # 7



Deputy: pk

APN: 1320-33-401-003
RETURN RECORDED DEED TO:
DAWN ELLERBROCK, ESQ.
ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.
P.O. Box 646
Carson City, NV 89702

GRANTEE/MAIL TAX STATEMENTS TO:
3J & R LLC
1011 Sundown Court
Gardnerville, NV 89460

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on September 25, 2013, by and between PHILLIP D. McKINNON and CHARLOTTE A. McKINNON, Trustees of THE McKINNON FAMILY TRUST, grantors, and 3J & R LLC, a Nevada limited liability company, grantee,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantee, and to its successors and assigns, the following described real property located in the County of Douglas, State of Nevada, and more particularly described as follows:

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PARCEL ONE:

Located in a portion of the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 20 East, M. D. B & M., more particularly described as follows:

BEGINNING at a point at the Northwesterly corner of the parcel, 30 feet from the center line of Gilman Avenue, heretofore being known as School Street of said Town of Gardnerville, said point of beginning being further described as bearing South 41° 50' 20" West a distance of 626.45 feet from the town monument located at the intersection of the center line of main street with School Street as shown on the original town map on file and of record in the Douglas County courthouse, and also being further described as being the intersection of the Easterly line of the so-called Springmeyer Ditch with the southerly line of School Street; thence from said point of beginning North 44° 35' East along the southerly line of Gilman Avenue, or School Street, a distance of 64.9 feet to a point; thence South 44° 12' East along the property line a distance of 51 feet 6 inches to a point on the fence line; thence South 44° 35' West along the fence and property line a distance of 66 feet to a point at the fence corner on the easterly bank of the so-called Springmeyer Ditch; thence North 45° 25' West along the fence and property line a distance of 51 feet 6 inches to the point of beginning.

PARCEL TWO:

The Southwest 10 feet of that certain parcel of land as described in the Deed recorded September 21, 1946 in Book "Y" of Deeds at page 1.

PARCEL THREE:

A parcel of land, located and being in the Town of Gardnerville, County of Douglas, State of Nevada, in the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 20 East, M. D. B. & M., more particularly described as follows:

COMMENCING at the point where the south line of Minnie Street (Douglas Avenue) intersects the east line of School Street (Gilman Street) proceed South 44° 35' West 80.00 feet, along said east line

of School Street (Gilman Street) to a point, which is the TRUE POINT OF BEGINNING: proceed thence South 44° 35' West, 10.00 feet to a point; thence South 44° 12' East, 52.00 feet to a point; thence North 44° 35' East, 10 feet, to a point, thence North 44° 12' West, 52.00 feet to the true point of beginning.

(Pursuant to NRS 111.312 this legal description was previously recorded on November 30, 1999, at File No. 0481710, in Book 1199, at Page 5255.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

THE MCKINNON FAMILY TRUST

Phillip D. McKinnon

PHILLIP D. MCKINNON, Trustee

Charlotte A. McKinnon

CHARLOTTE A. MCKINNON, Trustee

STATE OF NEVADA)
) : ss.
CARSON CITY)

On September 29, 2013, personally appeared before me, a notary public, PHILLIP D. MCKINNON and CHARLOTTE A. MCKINNON, personally known (or

proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

Christine Harper
NOTARY PUBLIC



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