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Doc Number: **0836197**

12/31/2013 02:20 PM

OFFICIAL RECORDS

Requested By:
JUDY S KEELE TRUSTEE

A.P.N.: 1320-32-601-007, 1320-29-301-006, 1320-29-301-005
File No: ()
R.P.T.T.: \$ C

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 1213 Pg: 5710 RPTT # 7



Deputy: ar

When Recorded Mail To: Mail Tax Statements To:
The Dean Seeman Foundation
1692 County Road Suite A
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Judy S. Keele, Successor Trustee of the Seeman Trust Agreement dated October 2, 1990

do(es) hereby *GRANT, BARGAIN and SELL* to

The Dean Seeman Foundation

the real property situate in the County of Douglas, State of Nevada, described as follows:

See attached legal description

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/30/2013

PARCEL 1: (APN 1320-29-301-005)

THAT PORTION OF SECTION 32, TOWNSHIP 13, RANGE 20, M.D.B.&M., DESCRIBED AS FOLLOWS:

PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED NOVEMBER 30, 2011 IN BOOK 1111, PAGE 6260 AS DOCUMENT NO. 793410 OF OFFICIAL RECORDS.

PARCEL 2: (APN 1320-29-301-006)

All that certain real property situate within a portion of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, being a portion of that parcel of land described as "Adjusted Parcel 2" within that Certain Boundary Line Adjustment Quitclaim Deed, recorded May 19, 2011 as Document Number 0783461, being further shown as "Parcel 2" on that Certain Record of Survey for G Peg II, LLC. & First Amended Dean Seeman Trust Agreement, recorded May 19, 2011 as File Number 0783462, both in the Official Records of Douglas County, Nevada being more particularly described as follows:

BEGINNING at the northwesterly corner of said Adjusted Parcel 2, said corner being the West 1/4 Corner of said Section 29 per said Record of Survey;

THENCE South 89°23'48" East, 686.81 feet;

THENCE South 88°47'02" East, 324.29 feet;

THENCE South 88°18'18" East, 1518.67 feet;

THENCE South 16°34'22" East, 52.58 feet to the westerly right of way line of Buckeye Road;

THENCE southerly along said right of way line, South 27°32'06" West, 1233.28 feet;

THENCE leaving said right of way line, North 46°49'49" West, 77.50 feet;

THENCE North 65°37'09" West, 221.15 feet;

THENCE North 50°50'50" West, 149.99 feet;

THENCE North 43°54'50" West, 88.74 feet;

THENCE North 38°00'32" West, 181.30 feet;

THENCE North 59°44'53" West, 140.05 feet;

THENCE South 82°58'42" West, 154.01 feet;

THENCE North 55°53'49" West, 321.67 feet to the beginning of a non tangent curve concave to the south, having a radius of 1660.00 feet, the radius point of said curve bears South 03°08'43" West;

THENCE westerly along said curve 340.50 feet through a central angle of 11°45'09" to the beginning of a reverse curve concave to the north having a radius of 940.00 feet;

THENCE westerly along said curve 569.66 feet through a central angle of 34°43'20";

THENCE North 00°58'22" East, 456.01 feet to the **POINT OF BEGINNING** and end of this description.

ALSO KNOWN AS PARCEL A PER RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP, RECORDED NOVEMBER 30, 2011 IN FILE NUMBER 793412.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 30, 2011 IN BOOK 1111, PAGE 6267 AS INSTRUMENT NO. 793413 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 3: (APN 1320-32-601-007)

A parcel of land in the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, and more particularly described as follows:

BEGINNING at a point, a fence corner, being Corner No. 20 of the property conveyed by Henry Seaman and Edith Hazel Seaman to C.C. Meneley and Helen S. Meneley by Deed dated June 22, 1946, and recorded at Page 565, Book "X", Records of Douglas County, Nevada; and POINT OF BEGINNING further described as bearing North 55°13' West, a distance of 1070.57 feet from the East quarter Section corner of the above described Section 32, thence South 81°15'10" West, a distance of 24.80 feet to a point; thence South 32°22' West, a distance of 28.89 feet to a point which bears North 30°22' East, a distance of 30 feet from the Northeast corner of Lot 8, Block B, Meneley Addition to the Town of Gardnerville, Nevada; thence from a tangent which bears North 59°38' West, curving to the left along a line 30 feet Northeasterly of and parallel with the Northeastern boundary of said Block B with a radius of 650 feet, through an angle of 30°22', an arc distance of 344.50 ft. to a point; thence South 26°34' West, a distance of 33.54 feet, to a point which is the Northeast corner of Lot 4 of said Block B of Meneley Addition; thence West along the Northern boundary of said Meneley Addition, a distance of 169.37 feet to a point; thence North 78°00' West, a distance of 147.31 feet to a point; thence North 66°00' West, a distance of 161.29 feet to a point; thence North 44°54' West a distance of 110.00 feet to a point; thence North 35°49' West, a distance of 239.67 feet, to the Northernmost corner of said Meneley Addition; thence South 44°52' East, a distance of 72.10 feet, to a point being Corner No. 11 of the property described in that certain previously mentioned deed dated

June 22, 1946, recorded at Page 565, Book X Records of Douglas County, Nevada; thence North 8°24' East, a distance of 242.48 feet to a point; thence North 31°46' East, a distance of 80.17 feet to a point; thence North 49°46'30" East, a distance of 234.50 feet, to a point; thence North 59°07' West, a distance of 183.66 feet to a point; thence North 47°37' West, a distance of 118.63 feet to a point; thence North 8°13' West a distance of 171.09 feet to a point on a fence line along the Southerly side of a road, sometimes referred to as Zerolene Road in said Douglas County; thence North 89°33'30" East, along said fence line a distance of 698.5 feet to a fence corner; thence South 0°26'30" East, 252.16 feet, to a point; thence North 89°33'30" East, 188.00 feet, to a point; thence

North 0°26'30" West, 252.16 feet to a point on a fence line on the Southerly side of said Zerolene Road; thence North 89°33'30" East, along said fence line 130.00 feet, to a fence corner; thence Southerly along a fence line a distance of 1,158.8 feet, more or less, to the POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 27, 1990 IN BOOK 1190, PAGE 3925 AS INSTRUMENT NO. 239781 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

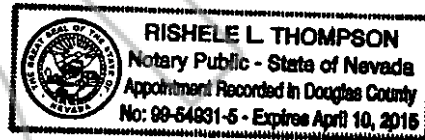
Judy S. Keele, Successor Trustee of the
Dean Seeman Trust Agreement, dated
October 2, 1990

Judy S. Keele, Trustee
Judy S. Keele, Successor Trustee

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 12/31/13 by
**Judy S. Keele, Successor Trustee of the Dean Seeman Trust Agreement, dated
October 2, 1990.**

Rishele L Thompson
Notary Public
(My commission expires: 4/10/15)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
December 30, 2013 under Escrow No. .