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Doc Number: 0842128

05/07/2014 09:55 AM

OFFICIAL RECORDS



Requested By:  
RO ANDERSON

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00  
Bk: 0514 Pg: 1285 RPTT # 3



Deputy: ar

A.P.N. #	1320-32-111-006,007,028
R.P.T.T.	
Escrow No.	1040640
<b>Recording Requested By:</b>	
 	
title of nevada	
<b>Mail Tax Statements To:</b> Same as below	
<b>When Recorded Mail To:</b>	
RO Anderson	
1603 Esmeralda Ave	
Minden, NV 89423	
Attn: Corey Kleine	

**REVERSION TO ACREAGE DEED**

THIS INDENTURE WITNESSETH: That The Hellwinkel Family LLC, a Nevada limited liability company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Convey to The Hellwinkel Family LLC, a Nevada limited liability company, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

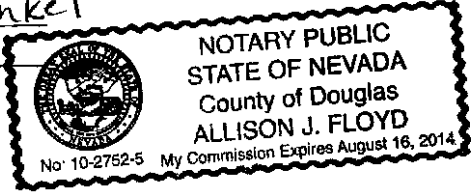
Dated: 3/2/2014

BY: Robert D Hellwinkel MGR BY: Melena N. Hellwinkel, Manager

State of Nevada }  
County of Douglas } ss.

This instrument was acknowledged before me on March 12, 2014  
by: Robert D Hellwinkel & Melena N. Hellwinkel

Signature: Allison J. Floyd  
Notary Public



**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1040640

Current Legal Description:

**PARCEL 1:**

Lots 1 through 9, in Block N, as shown on the map of TOWN OF MINDEN, filed in the Office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840.

Reference is made to Record of Survey for Pioneer Motor Co. recorded May 6, 1994, Book 594, as Document No. 336892.

**PARCEL 2:**

All that certain lot, piece, or parcel of land situate in the Town of Minden, County of Douglas, State of Nevada, described as follows:

Lots 3 thru 8, in Block M, and all that portion of land designated as "Public Place" on that map or plat filed in the office of the recorder of Douglas County, State of Nevada, on April 5, 1923, as Document No. 136, which said map or plat is entitle "Map of Park of Minden, Douglas County, Nevada showing alteration of Block M".

Excepting therefrom, a strip land 6 inches wide on the Southeast side of Lot 8 adjoining Lot 9 of Block M, by deed recorded October 6, 1953, in Book A-1 Deeds, Page 549 as File No. 9226.

**PARCEL 3:**

Lots 1 and 2, in Block M, on that map or plat filed in the office of the recorder of Douglas County, State of Nevada, on April 5, 1923, as Document No. 136, which said map or plat is entitle "Map of Park of Minden, Douglas County, Nevada showing alteration of Block M".

Legal Description After Reversion to Acreage:

**DESCRIPTION  
REVERTED LOTS 1 THROUGH 8 AND PUBLIC PLACE, BLOCK 'M'  
(A.P.N.'S 1320-32-111-006 & -007)**

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

Lots 1 through 8 and Public Place Lot of Block 'M' per the Map of Part of Minden, Douglas County, Nevada Showing Alteration of Block 'M' filed for record April 5, 1923 in the office of Recorder, Douglas County, Nevada as Document No. 136 combined through Reversion to Acreage, EXCEPTING therefrom the southeasterly 0.5 feet of said Lot 8 per Deed filed for record October 6, 1953 in said office of Recorder in Book A-1 of deeds, at Page 549, said Reversion to Acreage further described as follows:

BEGINNING at the westerly corner of said Block 'M', said point also being the easterly corner of Esmeralda Avenue and Fourth Street;

thence along the boundary of said Block 'M', the following courses:

North 26°35'00" East, 202.00 feet;

Along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 718.00 feet, central angle of 12°49'54", arc length of 160.80 feet and chord bearing and distance of South 42°36'35" East, 160.46 feet;

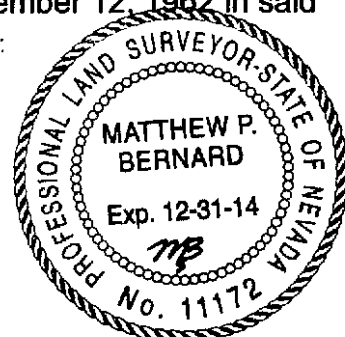
South 26°06'00" East, 62.24 feet to a point on the westerly line of said Book A-1 of deeds, Page 549;

thence along said westerly line of Book A-1 of deeds, Page 549, South 26°35'00" West, 107.27 feet to a point on said boundary of Block 'M';

thence along said boundary of Block 'M', North 63°25'00" West, 199.50 feet to the POINT OF BEGINNING, containing 32,750 square feet or 0.75 acres, more or less.

The Basis of Bearing of this description is identical to the Map Showing the Town Boundaries of The Town of Minden filed for record September 12, 1962 in said office of Recorder as Document No. 20830.

Prepared by: Matt P. Bernard, P.L.S. 11172  
R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423



5-6-14

Legal Description After Reversion to Acreage:

**DESCRIPTION  
REVERTED LOTS 1 THROUGH 9, BLOCK 'N'  
(A.P.N. 1320-32-111-028)**

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

Lots 1 through 9 of Block 'N' per the Map of Minden filed for record July 2, 1906 in the office of Recorder, Douglas County, Nevada combined through Reversion to Acreage, further described as follows:

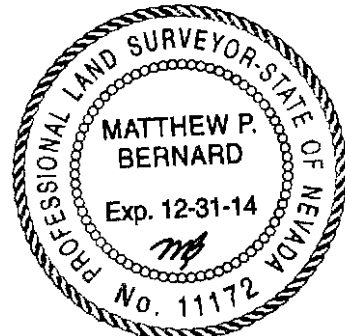
BEGINNING at the northerly corner of said Block 'N', said point also being the southerly corner of Esmeralda Avenue and Third Street;

thence along the boundary of said Block 'N', the following courses:

South 63°25'00" East, 155.60 feet;  
South 31°22'00" East, 111.37 feet;  
South 26°35'00" West, 45.90 feet;  
North 63°25'00" West, 250.00 feet;  
North 26°35'00" East, 105.00 feet to the POINT OF BEGINNING,  
containing 23,461 square feet or 0.54 acres, more or less.

The Basis of Bearing of this description is identical to the Map Showing the Town Boundaries of The Town of Minden filed for record September 12, 1962 in said office of Recorder as Document No. 20830.

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