

Doc Number: **0845118**

06/24/2014 11:55 AM

OFFICIAL RECORDS

Requested By  
**HANS J PRAKELT**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0614 Pg: 5743 RPTT # 7



Deputy: pk

RECORDING REQUESTED BY:

APN: 1219-04-002-008

When Recorded Mail Document and Tax Statements to:

✓ Hans J. Prakelt & Carole S. Talan  
1299 Kingsbury Grade  
Gardnerville, NV 89460

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: ( ) City of

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

Hans J. Prakelt, Trustee of The Hans J. Prakelt Family Trust dated September 9, 2007 as to an undivided 2/3 interest and Carole S. Talan, Trustee of The Carole S. Talan family Trust dated September 9, 2007, as to an undivided 1/3 interest hereby GRANT(S) to

Hans J. Prakelt and Carole S. Talan Trustees of the Hans J. Prakelt Family Trust dated September 9, 2007 as to an undivided 2/3 interest and Carole S. Talan and Hans J. Prakelt Trustees of the Carole S. Talan family Trust dated September 9, 2007, as to an undivided 1/3 interest.

that property in Unincorporated area of Douglas County, State of Nevada, described as follows:

\*\*\* See "Exhibit A" attached hereto and made a part hereof. \*\*\*

Date: January 23, 2014

The Hans J. Prakelt Family Trust dated September 9, 2007

By: Hans J. Prakelt  
Hans J. Prakelt, Trustee

The Carole S. Talan Family Trust September 9, 2007

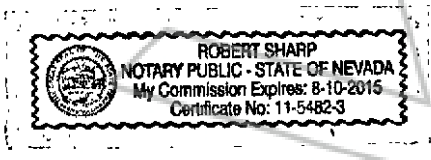
By: Carole S. Talan  
Carole S. Talan, Trustee

State of Nevada  
County of Douglas

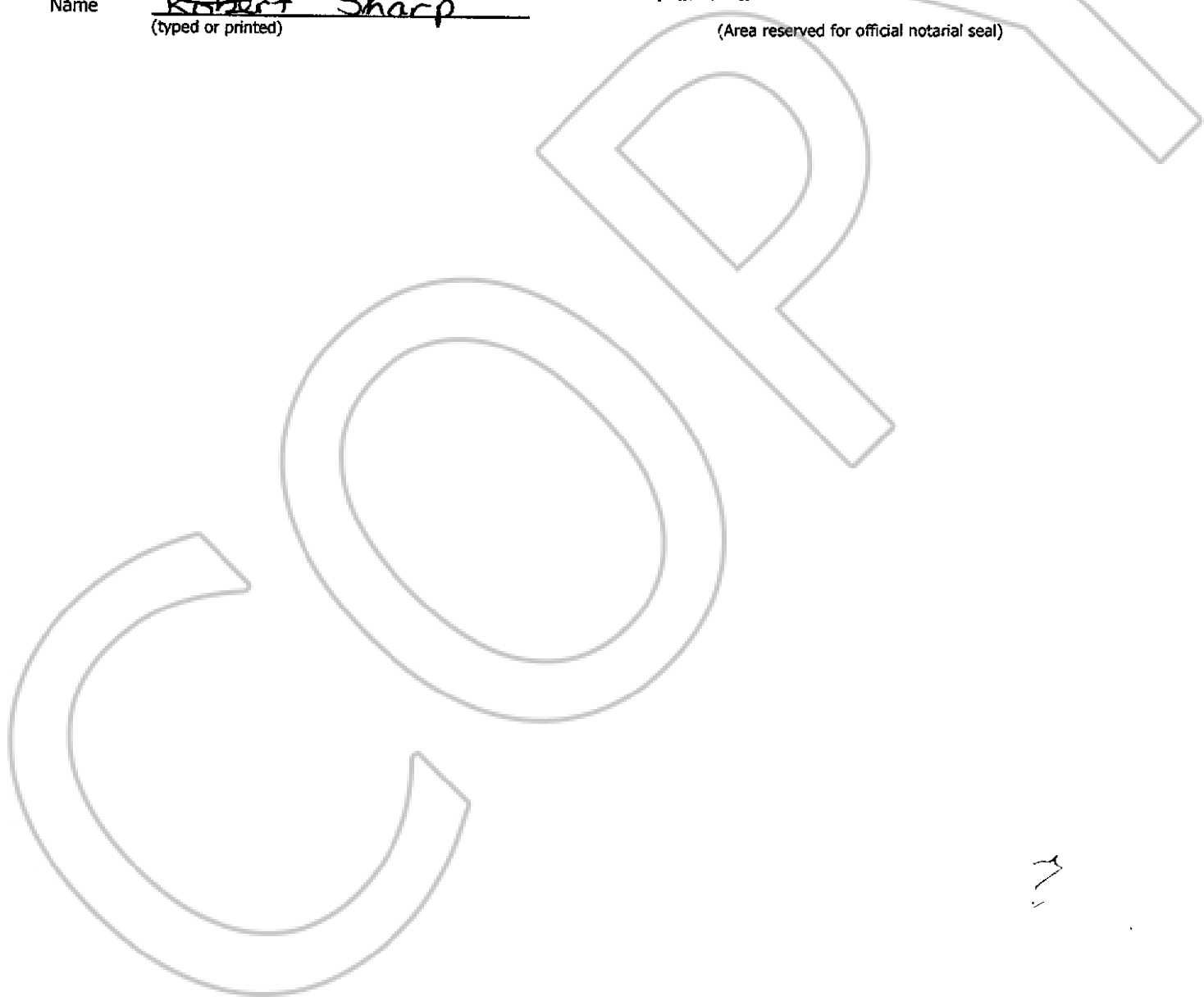
On January 27, 2014 before me, Robert Sharp, a Notary Public, personally appeared Han J. Prakelt and Carole S. Talan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Name Robert Sharp  
(typed or printed)



(Area reserved for official notarial seal)



## Exhibit A

**Account number ending in: 2242**

**Customer Name: Hans J Prakelt Family Trust dated September 9, 2007 as amended and/or restated**

**and**

**Carole S Talan Family Trust dated September 9, 2007 as amended and/or restated**

**Grantor Name (If different than above):**

**Property Address: 1299 KINGSBURY GRADE GARDNERVILLE, NV 89460**

**Legal:**

**ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M. D. M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SOUTH 89°58'35" WEST A DISTANCE OF 170.28 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 00°14'29" EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH 21°00'06" EAST A DISTANCE OF 338.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 555.20 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG SAID LINE NORTH 89°58'35" EAST A DISTANCE OF 266.98 FEET TO THE TRUE POINT OF BEGINNING SUBJECT TO A**

**PRIVATE ACCESS EASEMENT OVER A TRIANGULAR PARCEL OF LAND IN THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SOUTH 89°58'35" WEST A DISTANCE OF 408.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 45°33'00" WEST A DISTANCE OF 20.40 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°58'35" EAST A DISTANCE OF 28.57 FEET TO THE TRUE POINT OF BEGINNING.**

**ALSO BEING SUBJECT TO THAT CERTAIN 40.00 WIDE PRIVATE ACCESS EASEMENT AS DESCRIBED IN DEED FILED FOR RECORD IN BOOK 292 AT PAGE 825, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA REFERENCE IS MADE TO 'ADJUSTED PARCEL C' OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT. FILED FOR RECORD JANUARY 10, 1994 IN BOOK 194 OF OFFICIAL RECORDS AT PAGE 1598, AS DOCUMENT NO. 327221.**

**NOTE : THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 23, 2011, IN BOOK 1211, PAGE 4986, AS INSTRUMENT NO. 0794715.**