

Doc Number: **0845243**

06/26/2014 01:22 PM

OFFICIAL RECORDS

Requested By:  
**DEBORAH PALMER LAW**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00

Bk: 0614 Pg: 6382 RPTT # 3



Deputy: ar

APN #: 1220-17-310-006  
Recording Requested by:  
Deborah A. Palmer, Esq.  
P.O. Box 11250  
Zephyr Cove, NV 89448  
Return Document To:  
Claudia C. VanWinkle  
P.O. Box 1741  
Minden, NV 89423  
Mail Tax Statement To:  
Claudia C. VanWinkle  
P.O. Box 1741  
Minden, NV 89423

## Grant Deed

GRANT DEED, made this <sup>2<sup>th</sup></sup> day of June, 2014 by and between

Ronald Stephen Schlaifer, Trustee, and Joan T. Schlaifer, Trustee, of the  
Schlaifer Family Trust, dated October 23, 1991

("GRANTOR(S)") and

Claudia C. Van Winkle, an unmarried woman

("GRANTEE(S)"),

THE GRANTOR(S), for and in consideration of Ten Dollars (\$10.00)

the receipt and sufficiency of which is hereby acknowledged and received, does hereby remise,  
release and grant unto the GRANTEE(S) and his/her heirs and assigns, the following premises  
located in the County of Douglas  
State of Nevada - legally described as follows:

See Exhibit A.

Also known as street and number:

Relocation of Utility Easement between 860 Marion Way, Gardnerville, NV 89460 and 868 Marion Way, Gardnerville, NV 89460, as delineated on a concurrently recorded Map.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

I or,  (We), the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security Number

Signature Ronald Stephen Schlaifer  
Print Name Ronald Stephen Schlaifer  
Capacity Grantor/Trustee

Signature Joan T Schlaifer  
Print Name Joan T. Schlaifer  
Capacity Grantor/Trustee

Signature Claudia C. VanWinkle  
Print Name Claudia C. VanWinkle  
Capacity Grantee

Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Capacity \_\_\_\_\_

STATE OF Nevada )

COUNTY OF Douglas )

On June 12 (new) 2014, before me Nancy Wiseman, personally appeared Claudia C. VanWinkle, Ronald Stephen Schlaifer, and Joan T. Schlaifer

Personally known to me (or 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.

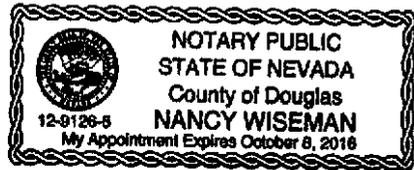
WITNESS my hand and official seal.

Signature Nancy Wiseman

Print Name Nancy Wiseman

My Commission Expires 10-8-2016

[NOTARY SEAL]



Certificate of Appointment Number 12-9126-5 (For Nevada Notaries Only)

**GRANT DEED EXHIBIT A**

COPY

May 28, 2014  
13041

**PUBLIC UTILITY EASEMENT TO BE ABANDONED  
DESCRIPTION**

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

All that portion of Lot 6 and Lot 7 per Sierra Vista Ranch Estates, recorded August 7, 1979 as document number 35259, Douglas County records, being two strips of land, five feet in width lying on both sides of the following described line:

Beginning at the right-of-way of Marion Way at the corner common to said Lots 6 and 7 thence South 82°44'40" West 596.33 feet to the corner common to said Lots 6 and 7 at the Westerly boundary of said Sierra Vista Ranch Estates.

The Basis of Bearing for the description is based upon Sierra Vista Ranch Estates, recorded August 7, 1979 as document number 35259, Douglas County records

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



*Ronald W. Turner*

May 28, 2014  
13041

**PUBLIC UTILITY EASEMENT TO BE CREATED  
DESCRIPTION**

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

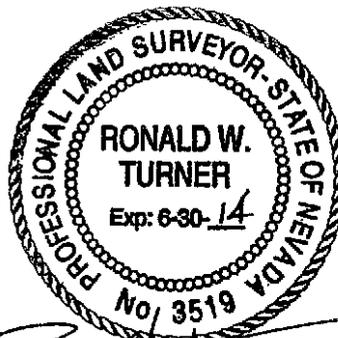
All that portion of Lot 6 and Lot 7 per Sierra Vista Ranch Estates, recorded August 7, 1979 as document number 35259, Douglas County records, being two strips of land, five feet in width lying on both sides of the following described line:

Beginning at a point which bears South 00°03'54" East 74.81 feet (cited South 75.00 feet) from the corner common to Lots 5 and 6 of said Sierra Vista Ranch Estates at the right-of-way of Marion Way;  
thence South 78°50'49" West 300.84 feet;  
thence South 07°15'20" East 50.61 feet;  
thence South 82°44'40" West 301.33 feet to the end of the easement, to a point which bears South 00°12'58" East 30.57 feet from the corner common to Lots 6 and 7 at the Westerly boundary of said Sierra Vista Ranch Estates

The Basis of Bearing for the description is based upon Sierra Vista Ranch Estates, recorded August 7, 1979 as document number 35259, Douglas County records

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



*Ronald W. Turner*