

DOC # 848824
08/29/2014 01:33PM Deputy: GB
OFFICIAL RECORD
Requested By:
eTRCO, LLC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-814 PG-7134 RPTT: EX#005



APN#: 1220-04-517-056

RPTT \$0.00 #5

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 065999-MHK

When Recorded Mail To:

John Fickers

1380 Apollo

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

Same As Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

M Kelsh

Escrow Officer

Grant Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Linda K. Fickers, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to John U. Fickers, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

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

SEE EXHIBIT "A" ATTACHED

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 08/12/2014



Grant, Bargain and Sale Deed – Page 2

Linda K. Fikkers
Linda K. Fikkers

STATE OF NEVADA }
COUNTY OF CARSON CITY } ss

This instrument was acknowledged before me on

AUGUST 26, 2014

by Linda K. Fikkers.

Annette McClean
Notary Public

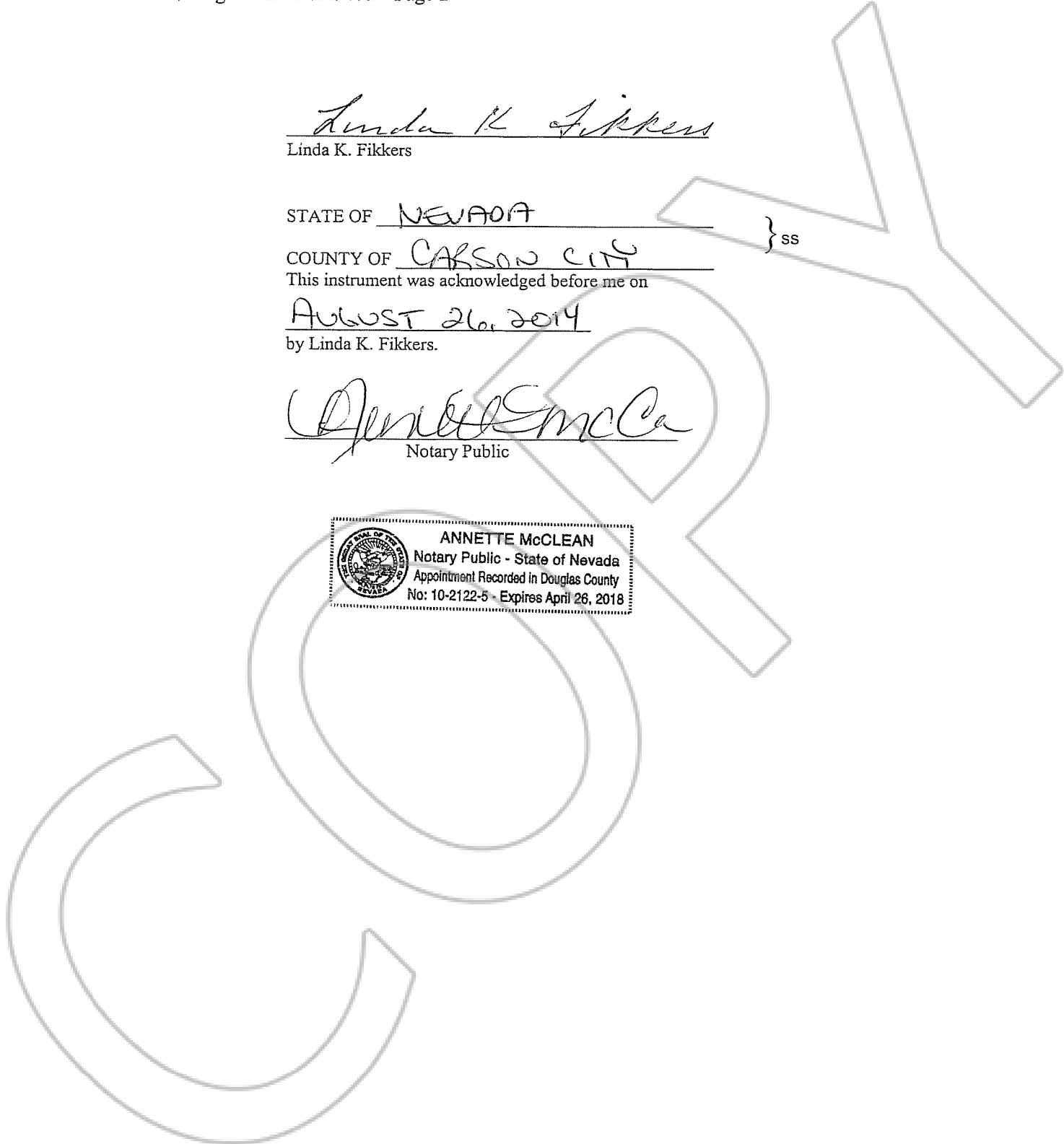
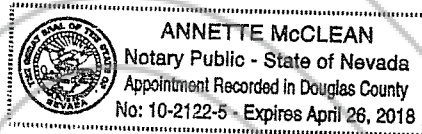




EXHIBIT "A"

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

Lot A3, in Block C, of the AMENDED AND FINAL PLAT OF VALLEY VILLA SUBDIVISION, according to the Official Map thereof filed in the office of the Recorder of Douglas County, State of Nevada, on November 30, 19088, as Document No. 191759.

EXCEPTING THEREFROM all that certain parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of aforesaid Lot A-3, thence along the North line of Lot A-3 South 89°44'36" West a distance of 1.56 feet to an angle point in said line which point is common with the angle point in the South line of Lot 38 of Carson Valley Estates; thence leaving said North line North 89°22'36" West a distance of 100.87 feet; thence North 00°43'26" East a distance of 1.76 feet to the TRUE POINT OF BEGINNING; thence North 88°17'48" West a distance of 72.70 feet to a point; thence North 06°18'46" East a distance of 7.04 feet to the Southwest corner of Lot 36 of Carson Valley Estates; thence along the South line of said Lot 36 through a non-tangent curve to the left whose radius point bears North 06°18'49" East a distance of 465.00 feet, with a central angle of 06°42'39", and an arc length of 54.46 feet; thence continuing along said South line South 85°32'59" East a distance of 17.65 feet to the Southeast corner of said Lot 36; thence leaving said South line South 00°43'26" West a distance of 4.98 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM all that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of aforesaid Lot A-3, thence along the North line of Lot A-3; South 89°44'36" West a distance of 1.56 feet to an angle point in said line which point is common with the angle point in the South line of Lot 38 of Carson Valley Estates; thence leaving said North line North 89°22'36" West a distance of 35.72 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°22'36" West a distance of 65.15 feet to a point; thence North 00°43'26" East a distance of 6.75 feet to the Southwest corner of the aforesaid Lot 37; thence along the South line of said Lot 37 South 85°32'59" East a distance of 65.24 feet to the Southeast corner of said Lot 37; thence leaving said line South 00°23'45" East a distance of 2.39 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM all that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of aforesaid Lot A-3; thence along the North line of Lot A-3 South 89°44'36" West a distance of 1.56 feet to an angle point in said line which point is common with the angle point in the South line of Lot 38 of Carson Valley Estates and the TRUE POINT OF BEGINNING; thence leaving said North line, North 89°22'36" West a distance of 35.72 feet to a point; thence North 00°23'45" West a distance of 2.39 feet to the Southwest corner of aforesaid Lot 38; thence along the South line of said lot South 85°32'59" East a distance of 35.84 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM all that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 4, Township 12 North, Range 20 East,



M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of aforesaid Lot A-3; thence along the North line of Lot A-3 South $89^{\circ}44'36''$ West a distance of 1.56 feet to an angle point in said line which point in common with the angle point in the South line of Lot 38 of Carson Valley Estates; thence leaving said North line North $89^{\circ}22'36''$ West a distance of 100.87 feet; thence North $00^{\circ}43'26''$ East, a distance of 1.76 feet; thence North $88^{\circ}17'48''$ West a distance of 72.70 feet to the TRUE POINT OF BEGINNING; thence continuing North $88^{\circ}17'48''$ West a distance of 1.48 feet to the West line of said Lot A-3; thence along said line North $00^{\circ}18'53''$ West a distance of 7.21 feet to the Southwest corner of said Lot A-3 also being a point on the South line of said Lot 35; thence along said South line through a non-tangent curve to the left whose radius point bears North $06^{\circ}35'53''$ East a distance of 465.00 feet, with a central angle of $00^{\circ}17'04''$, and an arc length of 2.31 feet to the Southeast corner of said Lot 35; thence leaving said line South $06^{\circ}18'46''$ West a distance of 7.04 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH a 25 foot private driveway and access easement as set forth on the Amended Final Plat VALLEY VILLA SUBDIVISION, recorded in the Office of the County Recorder of Douglas County, Nevada, on November 30, 1988, in Book 1188, Page 4421, Document No. 191759.

EXCEPTING THEREFROM ALL WATER RIGHTS, SURFACE OR GROUND, PERMITTED, CERTIFICATED, ADJUDICATED, OR VESTED, AS WELL AS ALL SEEPS SPRINGS, AND OTHER RIGHTS TO WATER, OF ANY NATURE WHATSOEVER, APPURTENANT TO OR HISTORICALLY USED ON THE PROPERTY

Assessor's Parcel Number(s):
1220-04-517-056