

DOC # 848825
08/29/2014 01:34PM Deputy: GB

OFFICIAL RECORD

Requested By:

eTRCo, LLC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$19.00
BK-814 PG-7139 RPTT: 1478.10



APN#: 1220-04-517-056
RPTT \$1,478.10
Recording Requested By:
Western Title Company, Inc.
Escrow No.: 065999-MHK

When Recorded Mail To:
Millennium Trust Company
2001 Spring Road Ste 700
Oak Brook, IL 60523

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
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

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

Henry J. Fickers and Susan M. Fickers, husband and wife as joint tenants and John U. Fickers, an unmarried man, all as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Millennium Trust Co., LLC Custodian FBO Laura D. Gasparrelli IRA,

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

See Exhibit "A" attached hereto and made a part hereof

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

Dated: 08/12/2014



Grant, Bargain and Sale Deed – Page 2

Henry J. Fikkers
Henry J. Fikkers

Susan M. Fikkers
Susan M. Fikkers

John U. Fikkers
John U. Fikkers

STATE OF California

COUNTY OF San Mateo

} ss

This instrument was acknowledged before me on

August 17, 2014

By Henry J. Fikkers and Susan M. Fikkers and John U. Fikkers

Jean Headley
Notary Public





STATE OF NEVADA

} s.s.

COUNTY OF Douglas _____

This instrument was acknowledged before me on

August 26, 2014 _____,

by John U. Fickers _____.

Mary Kelsh

Notary Public



COOPY



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°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°22'36" West a distance of 100.87 feet; thence North 00°43'26" East, a distance of 1.76 feet; thence North 88°17'48" West a distance of 72.70 feet to the TRUE POINT OF BEGINNING; thence continuing North 88°17'48" West a distance of 1.48 feet to the West line of said Lot A-3; thence along said line North 00°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°35'53" East a distance of 465.00 feet, with a central angle of 00°17'04", and an arc length of 2.31 feet to the Southeast corner of said Lot 35; thence leaving said line South 06°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**