

APN # 1220-05-000-012
RECORDING REQUESTED BY AND MAIL TO:
LIFELINE ESTATE SERVICES INC.
3708 Lakeside Drive #202
Reno, Nevada 89509



KAREN ELLISON, RECORDER

DECLARATION OF HOMESTEAD

(MARK ONE BELOW) (TYPE OR PRINT CLEARLY WITH BLACK PEN)

- Joint Declaration of Husband and Wife
- By Married Person as Sole and Separate Property
- Other: (Describe): _____
- By Unmarried Head of Family
- By Multiple Single Persons
- By Single Person Not Head of Household

KOEPNICK FAMILY TRUST DATED JULY 12, 2018
DENNIS R. KOEPNICK and PATRICIA M. KOEPNICK, Trustee(s) Declarant(s)

Do individually or severally certify and declare as follows: (Mark where appropriate)

- A. (1) I am single, not head of a family.
- (2) I am married, and this is sole and Separate Property.
- (3) _____ is the head of the family, consisting of themselves and, _____ and is now residing with that family on the land and premises (or mobile home).
- (4) The property is located in the City of Gardnerville, County of Douglas, State of Nevada and more particularly described as follows:

Set forth legal description AND commonly known street address:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issue or profits thereof.

- Subject To:
- 1. Taxes for the current fiscal year, paid current
 - 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

Commonly Known Street Address: 1150 Waterloo Lane, Gardnerville, Nevada 89460

This homestead was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this homestead assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

B. I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, (or the described mobile home) as a Homestead.


C. There is no current Declaration of Homestead on file made by me, or us, or either of us.

D. This declaration abandons the former declaration recorded on: 01/20/12

THE FACTS STATED IN THIS DECLARATION ARE TRUE AS OF OUR PERSONAL KNOWLEDGE.

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

IN WITNESS WHEREOF, We hereunto set our hands on this date, July 12, 2018.


DENNIS R. KOEPNICK
Trustee


PATRICIA M. KOEPNICK
Trustee

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On, JULY 12, 2018, before me, the undersigned Notary Public, personally appeared DENNIS R. KOEPNICK and PATRICIA M. KOEPNICK, known to me to be the individuals described in and who executed the foregoing Declaration of Homestead, and acknowledged that said document was executed as their free act and deed.





Jessica A. Day, Notary Public,
Washoe County, Nevada
My Commission Expires 05/16/2022

EXHIBIT "A"

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

A parcel of land located in the East ½ of Section 5, Township 12 North, Range 20 East, M. D. B. & M., Douglas County, Nevada, more particularly described as follows:

Beginning at the West (East of Record) ¼ corner of Section 5 Township 12 North, range 20 East, M. D. B. & M., proceed South 57°46'36" East, 4,693.82 feet to the TRUE POINT OF BEGINNING, proceed thence North 00°17'27" West 208.00 feet to the Northwest corner, thence North 89°32'47" East, 209.42 feet to the Northeast corner; thence South 00°17'27" East, 343.00 feet to the Southeast corner; thence South 89°32'47" West 209.42 feet along the North right-of-way line of Waterloo Lane to the Southwest corner; thence North 00°17'27" West, 135.00 feet to the TRUE POINT OF BEGINNING.

NOTE(NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on June 17, 1988, as Document No. 180283, of Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, and profits thereof.