

APN: 1320-33-402-081

When Recorded Mail to:

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449



KAREN ELLISON, RECORDER

E07

Send Tax Statements To:

Keith Hellwinkel, Trustee, Hellwinkel Oct. 3, 2007 Trust
978 Edna Drive
Garnerville, NV 89460

Grant, Bargain and Sell Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Exemption Trust created by the Roy August Hellwinkel and Edith Clarice Hellwinkel Family Trust, dated February 14, 1989, as to an undivided 38.06% interest; and

Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Marital Trust created by the Roy August Hellwinkel and Edith Clarice Hellwinkel Family Trust, dated February 14, 1989, as to an undivided 12% interest; and

Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Survivor's Trust created by the Roy August Hellwinkel and Edith Clarice Hellwinkel Family Trust, dated February 14, 1989, as to an undivided 49.94% interest,

do hereby grant, bargain, sale and convey to Keith Hellwinkel and Carol Hellwinkel, Trustees, or any successors in trust under the Hellwinkel Family Revocable Living Trust dated October 3, 2007, and any amendments thereto, and all right, title and interest in the real property located in Douglas County, Nevada, more particularly described as follows:

The Legal Description is attached hereto as Exhibit A.

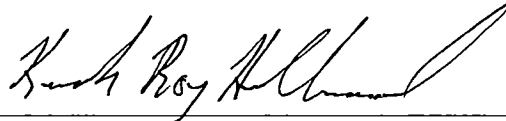
TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Pursuant to NRS 239B.030(4), I affirm that this instrument does not contain the personal information of any person.

///

Pursuant NRS 111.312, this legal description was previously recorded at Document No.0791701 on 10/31/11.

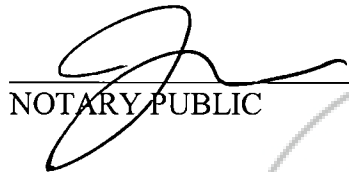
DATED this 14th day of July, 2020.

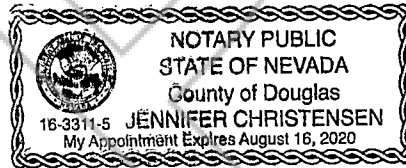


Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Exemption Trust

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 14th day of July, 2020, by Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Exemption Trust.



NOTARY PUBLIC

DATED this 14th day of July, 2020.

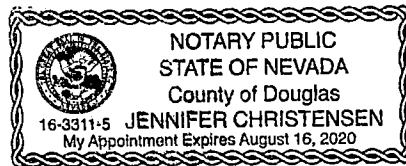


Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Marital Trust

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 14th day of July, 2020, by Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Marital Trust.



NOTARY PUBLIC

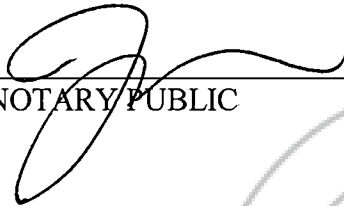
DATED this 14th day of July, 2020.



Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Survivor's Trust

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 14th day of July, 2020, by Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Survivor's Trust.



NOTARY PUBLIC

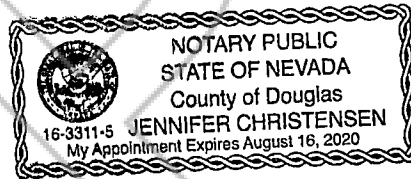


EXHIBIT A

DESCRIPTION
ADJUSTED PARCEL 1
(A.P.N. 1320-33-402-081)

A parcel of land located within a portion of the Southwest one-quarter (SW1/4) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point described as Corner No. 1 in the Deed between Jensen and Hardy recorded December 22, 1942 in the office of the Recorder in Book W of Deeds, at Page 374, as Document No 11028, being the southeasterly corner of the parcel shown as Adjusted APN 25-333-15 on the Record of Survey to Support a Boundary Line Adjustment for The Jeanne B. Dossey Living Trust recorded December 7, 1993 in said office of Recorder in Book 1293, at Page 1301, as Document No. 324362;

thence along the easterly, northerly, and westerly boundaries of said Adjusted APN 25-333-15 (Book 1293, at Page 1301, as Document No. 324362), the following courses:

North 11°41'19" West, 199.96 feet to a found ½" iron pipe, no tag;

North 88°05'19" West, 157.11 feet to the POINT OF BEGINNING;

North 88°05'19" West, 97.86 feet to a found ½" iron pipe, no tag;

South 42°57'41" West, 61.00 feet to northeasterly corner of the parcel as described in the Deed between Carson Valley Methodist Church and Pedrojetti recorded July 29, 1954 in said office of Recorder in Book B-1 of Deeds, at Page 152, as Document No. 9764, a found fence corner;

thence along the northerly line of said parcel as described in Deed between Carson Valley Methodist Church and Pedrojetti (Book B-1 of Deeds, at Page 152, as Document No. 9764), North 41°50'19" West, 88.64 feet to a found fence corner;

thence North 49°57'36" East, 53.79 feet to a found fence corner;

thence North 40°15'44" West, 8.65 feet to a found fence corner;

thence South 77°09'04" West, 4.80 feet to a found fence corner;

thence along a southwesterly line of said parcel as described in Deed between Jensen and Hardy (Book W of Deeds, at Page 374, as Document No. 11028), North 39°47'42" West, 163.99 feet to the northwesterly corner of the parcel as described in the Deed between Iribame and Williams recorded May 7, 1943 in said office of Recorder in Book W of Deeds, at Page 435;

thence along said westerly line of the parcel as described in Deed between Iribame and Williams (Book W of Deeds, at Page 435), South 48°32'52" West, 49.37 feet to an angle point in said southwesterly line of the parcel as described in Deed between Jensen and Hardy (Book W of Deeds, at Page 374, as Document No. 11028);

thence along said parcel as described in Deed between Jensen and Hardy (Book W of Deeds, at Page 374, as Document No. 11028), the following courses:

North 40°41'36" West, 253.00 feet;

North 45°38'24" East, 27.40 feet;

North 52°52'40" East, 80.20 feet;

North 44°47'46" West, 78.46 feet;

North 46°23'53" East, 22.10 feet to an angle point in said parcel as described in Deed between Jensen and Hardy (Book W of Deeds, at Page 374, as Document No. 11028), also being the southwesterly line of the parcel as described in Deed between Jacobsen and Phillips recorded October 21, 1932 in said office of Recorder in Book T of Deeds, at Page 385, as Document No. 836;

thence along said parcel as described in Deed between Jensen and Hardy (Book W of Deeds, at Page 374, as Document No. 11028), South 44°12'07" East, 66.06 feet to an angle point, also being the southeasterly corner of said parcel described in Deed between Jacobsen and Phillips (Book T of Deeds, at Page 385, as Document No. 836);

thence along the easterly line of the parcel as described in said Deed between Jacobsen and Phillips (Book T of Deeds, at Page 385, as Document No. 836), North 52°57'35" East, 119.09 feet to an angle point in said parcel;

thence South 10°16'10" West, 152.15 feet;

thence South 41°03'36" East, 481.52 feet to the POINT OF BEGINNING, containing 67,969 square feet (1.56 acres), more or less.

The Basis of Bearing of this description is North 00°39'45" East, the centerline of South Marion Russell Drive as shown on the Final Subdivision Map for Chichester Estates, Phase 1, recorded September 12, 1995 in said office of Recorder in Book 995, at Page 1407, as Document No. 370215.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-402-081
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>8/3/2019 Trust on 118</u>	

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to a trust. A certificate of trust is provided. *without consideration.*

5. Partial Interest: Percentage being transferred: 100.0%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity _____ Seller
 Signature [Signature] Capacity _____ Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Roy August Hellwinkel and Edith Clarice Hellwinkel Trust
 Print Name: Keith Roy Hellwinkel, Trustee
 Address: 978 Edna Drive
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Family Revocable Living Trust
 Print Name: Keith and Carol Hellwinkel, Trustees Hellwinkel
 Address: 978 Edna Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: Alling & Jillson, Ltd Escrow # _____
 Address: PO Box 3390
 City: Stateline State: NV Zip: 89449

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)