

APN: 1320-33-402-082

**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 f/b/o Susan Hellwinkel  
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 Roy Hellwinkel, as trustee of the Roy August Hellwinkel and Edith Clarice Hellwinkel Exemption Trust for the benefit of Susan Hellwinkel, 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 14<sup>th</sup> day of July, 2020.

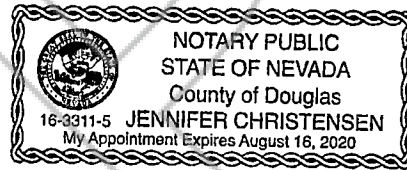


Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Exemption Trust

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on the 14<sup>th</sup> 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 14<sup>th</sup> day of July, 2020.

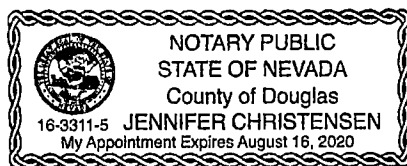


Keith Roy Hellwinkel, Successor Trustee under the Roy August Hellwinkel and Edith Clarice Hellwinkel Marital Trust

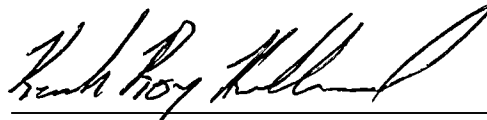
STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS        )

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

  
\_\_\_\_\_  
NOTARY PUBLIC



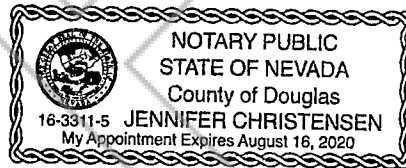
DATED this 14<sup>th</sup> day of July, 2020.



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 14<sup>th</sup> 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 5  
(A.P.N. 1320-33-402-082)**

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, 254.97 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 19, 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°57'35" 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, 72.91 feet to a found fence corner, the POINT OF BEGINNING;

thence South 49°18'24" West, 197.75 feet to the southeasterly corner of the parcel as described in the Deed between Iribame and Williams recorded May 7, 1943 in Book W of Deeds, at Page 435, a point on the northeasterly line of Mission Street,

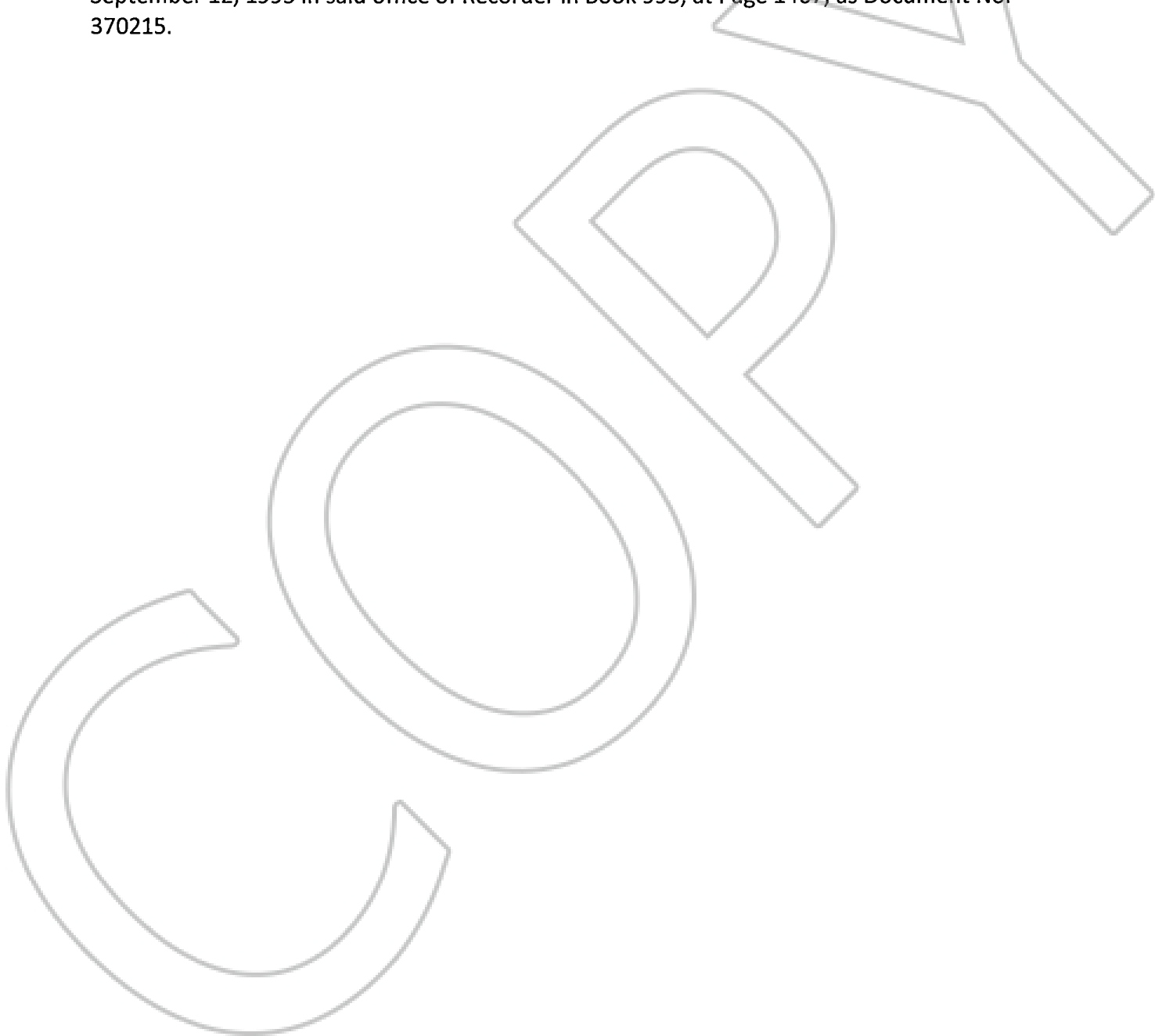
thence along said northeasterly line of Mission Street, North 40°41'36" West, 88.43 feet to the southwesterly corner of said parcel as described in Deed between Iribame and Williams (Book W of Deeds, at Page 435);

thence along the westerly line of said parcel as described in Deed between Iribame and Williams (Book W of Deeds, at Page 435) and the easterly line of the parcel as described in Deed between Williams and Hellwinkel recorded March 24, 1966 in said office of Recorder in

Book 38, at Page 757 as Document No. 31448, North 48°32'52" East, 199.18 feet to the northwesterly corner of said parcel;

thence along 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), South 39°47'42" East, 91.08 feet to the POINT OF BEGINNING, containing 17,182 square feet (0.41 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) 1320-33-402-082  
 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: <u>8/3/20</u>	
NOTES: <u>Trust</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)  
 Print Name: Keith Roy Hellwinkel, Truste the Roy August Hellwinkel & Edith Clarice Hellwinkel Family Trusts  
 Address: 978 Edna Drive  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)  
 Print Name: Keith Roy Hellwinkel, Truste of the Roy August Hellwinkel & Edith Clarice Hellwinkel Exemption Trust  
 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: Stalene State: NV Zip: 89449