

DOUGLAS COUNTY, NV

**2021-965138**

RPTT:\$3510.00 Rec:\$40.00

\$3,550.00 Pgs=5

**04/08/2021 12:45 PM**

ETRCO

KAREN ELLISON, RECORDER

**APN# : 1220-11-001-075**

**RPTT: \$3,510.00**

**Recording Requested By:**

Western Title Company

**Escrow No.: 120627-AMG**

**When Recorded Mail To:**

**Raymond Van Winkle Sr. and**

**Dennis McDuffee**

**PO Box 276**

**Minden NV 89423**

**Mail Tax Statements to: (deeds only)**

**Same as Above**

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**

  
\_\_\_\_\_  
**Amy Gutierrez**

**Escrow Officer**

\_\_\_\_\_  
**Grant, Bargain, and Sale 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,

Thomas C. Hebrank, Trustee of the WFP Receivership QSF Trust, pursuant to Order Approving Sale of Remaining 79-Acre Portion of Minden Property and Vacating Hearing in the United States District Court Southern District of California under Case No 3:12-cv-2164-GPC-JMA Recorded Concurrently Herewith

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

Raymond Van Winkle Sr., a married man as his sole and separate property and Dennis McDuffee, a married man as his sole and separate property

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:

See attached Exhibit A

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

Together with Grantor's right, title, and interest in and to the following water right:

36.83 acre-feet annually, together with a diversion rate of .05 cubic feet per second, under Nevada water rights Permit 85965 (the "Water Rights")

Dated: 04/01/2021

WFP Receivership QSF Trust

Thomas C Hebrank

Thomas C. Hebrank, Trustee  
and Court Appointed Receiver

STATE OF California

COUNTY OF San Diego } ss

This instrument was acknowledged before me on

April 5, 2021

By Thomas C. Hebrank.

Alica M Herren

Notary Public



**EXHIBIT "A"**

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

**A Parcel of land being a portion of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:**

**BEGINNING at the southwest corner of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 743278;**

**thence along the southerly boundary of said Parcel 1, South 89°11'19" East, 1,871.13 feet;**

**thence South 01°03'58" West, 300.00 feet;**

**thence South 89°11'19" East, 292.00 feet to a point on the westerly right-of-way line of Sawmill Road;**

**thence along said westerly right-of-way line of Sawmill Road, South 01°03'58" West, 2,306.12**

**feet to a point on the northerly right-of-way line of Pinenut Road;**

**thence along said northerly right-of-way line of Pinenut Road, North 89°07'57" West, 532.90 feet to a point on the easterly bank of the Upper Allerman Canal;**

**thence along the said easterly bank of the Upper Allerman Canal the following courses:**

**North 20°01'25" West, 196.07 feet;**

**North 17°06'45" West, 68.14 feet;**

**North 02°36'24" West, 59.53 feet;**

**North 09°56'25" West, 103.12 feet;**

**North 21°40'28" West, 46.81 feet;**

**North 33°44'20" West, 43.99 feet;**

**North 44°30'58" West, 107.79 feet;**

**North 38°52'52" West, 106.64 feet;**

**North 31°54'12" West, 196.64 feet;**

**North 26°37'19" West, 102.17 feet;**

**North 13°32'34" West, 143.84 feet;**

**North 21°51'17" West, 107.02 feet;**

**North 24°25'12" West, 108.92 feet;**

**North 40°20'35" West, 74.92 feet;**

**North 33°35'28" West, 225.46 feet;**

**North 43°21'01" West, 69.71 feet;**

**North 40°11'12" West, 74.97 feet;**

**North 58°05'29" West, 61.02 feet;**

**North 64°39'43" West, 62.32 feet;**

**North 73°47'11" West, 118.14 feet;**

**North 72°41'55" West, 86.56 feet;**

**North 69°29'34" West, 151.89 feet;**

**North 75°41'48" West, 61.96 feet;**

**North 86°11'22" West, 91.69 feet;**

**North 68°34'22" West, 66.32 feet;**

**North 40°57'54" West, 28.61 feet;**

**North 17°19'27" West, 67.72 feet;**

**North 11°49'47" West, 437.88 feet;**

**North 05°49'08" West, 169.74 feet;**

**North 22°43'47" East, 139.00 feet to the POINT OF BEGINNING.**

**The Basis of Bearing for this description is South 89°11'19" East, the south line of Parcel 1 as shown on the Final Industrial Subdivision Map for Old Sawmill Industrial Park, LLC filed for record May 15, 2009 in said office of Recorder as Document No. 743278.**

**NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 23, 2020, as Document No. 2020-953208 of Official Records.**

**Assessor's Parcel Number(s):  
1220-11-001-075**

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-11-001-075

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$900,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$900,000.00  
 Real Property Transfer Tax Due: \$3,510.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 A Claypool Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: WFP Receivership QSF Trust  
 Address: 501 W Broadway #290  
 City: San Diego  
 State: CA Zip: 92101

Print Name: Raymond Van Winkle Sr. and Dennis McDuffee  
 Address: PO Box 276  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 120627-AMG

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