

DOUGLAS COUNTY, NV **2021-967074**
RPTT:\$237.90 Rec:\$40.00
\$277.90 Pgs=4 **05/07/2021 03:00 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-13-001-019
R.P.T.T.	\$ 237.90
File No.:	1152100 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Gary Heidrich and Dina Heidrich	
685 Placerville Drive	
Placerville, CA 95667	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Virginia Hawk-Clouser, Linda Dupuis-Fricke and Virginia L. Prowse as Co-Administrator's of The Estate of Samuel Henry Dupuis, Deceased, pursuant to Order, Case No. 14-PB-0078 said order being recorded concurrently herewith** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Gary Heidrich and Dina Heidrich, husband and wife as community property with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

Dated: April 27, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Estate of Samuel Henry Dupuis, Deceased

Virginia Hawk-Clouser
Virginia Hawk-Clouser, Co-Administrator

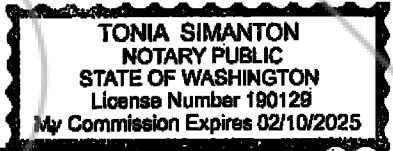
Linda Dupuis-Fricke
Linda Dupuis-Fricke, Co-Administrator
Virginia Prowse

Virginia L. Prowse, Co-Administrator

State of WA)
County of King) ss

This instrument was acknowledged before me on the 6th day of May, 2021
By: Linda Dupuis-Fricke

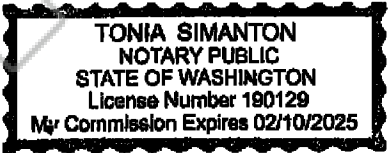
Signature: Tonia Site
Notary Public



State of WA)
County of King) ss

This instrument was acknowledged before me on the 6th day of May, 2021
By: Virginia L. Prowse

Signature: Tonia Site
Notary Public



State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 7th day of May, 2021
By: Virginia Hawk-Clouser

Signature: M. Bowlen
Notary Public



EXHIBIT "A" LEGAL DESCRIPTION

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

PARCEL 1:

A parcel of land located within a portion of Section 13, Township 10 North, Range 22 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northwest corner of Lot 30 as shown on the Record of Survey for Walker River Development Co., Document No. 45991 of the Douglas County Recorder's Office, which bears South 00°56'08" West, 859.58 feet from the North 1/4 corner of said Section 13; thence South 74°31'28" East, 247.06 feet to a point on the Southerly line of said Lot 30; thence South 15°33'54" West, 918.32 feet to a point on the Southerly line of said Lot 30; thence North 71°23'37" West, along said Southerly line, 247.41 feet to the Southwest corner of said Lot 30; thence North 15°33'54" East, along Westerly line of said Lot 30, 904.81 feet to the Point of Beginning.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for Samuel H. Dupuis, filed for record in the office of the Douglas County Recorder, State of Nevada, on March 22, 2006 in Book 0306, Page 7449, File No. 670364.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on March 22, 2006, in Book 0306, Page 7445 as Document No. 670363 of Official Records.

PARCEL 2:

All that certain lot, piece or parcel or land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East 1/2 of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

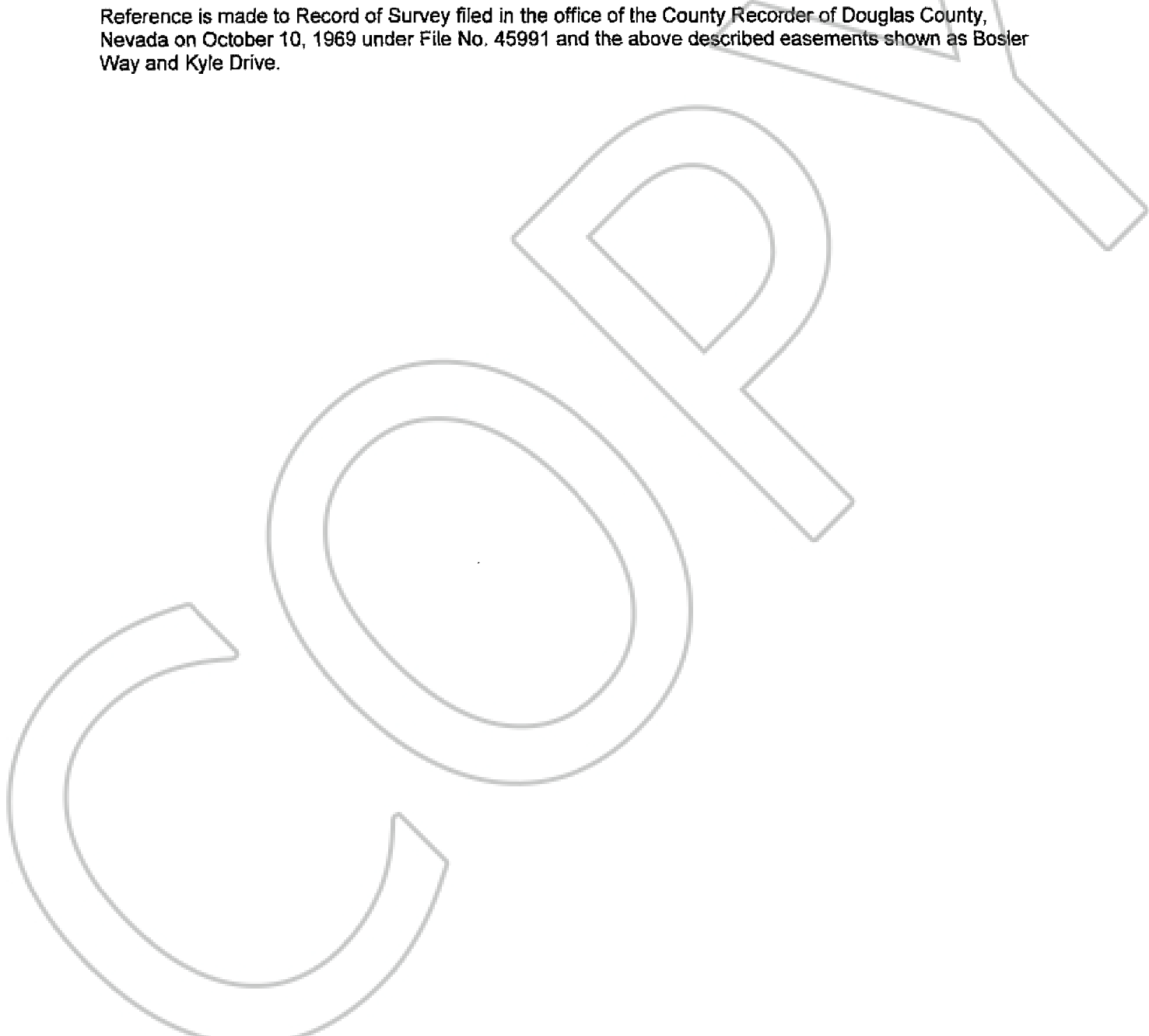
Commencing at North 1/4 corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16°40'22" for an arc distance of 145.50 feet; thence North 49°05'23" East a distance of 1161.73 feet to the true point of ending.

ALSO

(One inch Margin on all sides of Document for Recorder's Use Only)

Commencing at North 1/4 corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3; thence South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to the true point of beginning; thence North 76°34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet; thence South 74°27' East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-13-001-019
- 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'/Ind'l
- g. Agricultural
- h. Mobile Home
- Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3. a. Total Value/Sales Price of Property \$ 61,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ()
- c. Transfer Tax Value: \$ 61,000.00
- d. Real Property Transfer Tax Due \$ 237.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 M Bowen Capacity Escrow agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Linda Dupuis-Fricke, Virginia L. Prowse, and Virginia Hawk-Clouser as Co-Administrators of The Estate of Samuel Henry Dupuis, Deceased
 Address: 5527C S. Morgan Street
 City: Seattle
 State: WA Zip: 98118

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary Heidrich and Dina Heidrich
 Address: 685 Placerville Drive
 City: Placerville
 State: CA Zip: 95667

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Stewart Title Company Escrow # 1152100 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED