

APN: 1022-13-001-019

RECORDING REQUESTED BY:

Gary Heidrich & Dina Heidrich
415 Placerville Dr., Ste B-1006
Placerville, CA 95667

AFTER RECORDATION, RETURN BY MAIL TO:

Gary Heidrich & Dina Heidrich
415 Placerville Dr., Ste B-1006
Placerville, CA 95667



KAREN ELLISON, RECORDER

E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 18 day of February, 2022, GARY HEIDRICH and DINA HEIDRICH, husband and wife as community property with right of survivorship, do hereby Grant, Bargain, Sell and Convey to GARY ROY HEIDRICH and DINA LYNN HEIDRICH, Trustees of THE HEIDRICH FAMILY TRUST dated January 21, 2011, and to the heirs and assigns of such Grantees forever, their interest in 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 Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Gary Heidrich

Dina Heidrich

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 18th day of FEBRUARY, 20 22, by Gary Heidrich and Dina Heidrich.

Notary Public

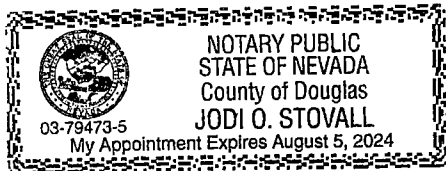


EXHIBIT "A"
LEGAL DESCRIPTION

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 at 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, along the Northerly line of said Lot 30, 247.06 feet; 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, 2008, 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; then North 49°05'23" East a distance of 1161.73 feet to the true point of ending.

ALSO

Commencing at North 1/4 corner of said Section 14; thence South $89^{\circ}51'$ East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South $13^{\circ}00'$ East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3; thence South $13^{\circ}00'$ 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 $07^{\circ}04'13''$ for an arc distance of 61.70 feet to the true point of beginning; thence North $76^{\circ}34'$ 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 $28^{\circ}59'00''$ for an arc distance of 129.23 feet; thence South $74^{\circ}27'$ 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.

Per NRS 111.312, this legal description was previously recorded at Document No. 2021-967074, on 05/07/2021.

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STATE OF NEVADA
DECLARATION OF VALUE

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'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK - D</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to Trust without consideration

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 [Signature] Capacity _____ Grantor
 Signature [Signature] Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Gary Heidrich & Dina Heidrich
 Address: 415 Placerville Dr., Ste B-1006
 City: Placerville
 State: CA Zip: 95667

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Gary Roy Heidrich & Dina Lynn Heidrich, Trustees
 Address: 415 Placerville Dr., Ste. B-1006
 City: Placerville
 State: CA Zip: 95667

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____