



**DECLARATION OF HOMESTEAD**

**Assessor's Parcel Number (APN):**

1121-05-000-012

O: KAREN ELLISON, RECORDER

**Assessor's Manufactured Home ID Number:**

Recording Requested by and Mail to:

Name: DONALD LAWRENCE VAN HOOZER

Address: 160 US Hwy 395 N/P.O. Box 1619

City/State/Zip: Gardnerville NV 89410

**Check One:**

- Married (filing jointly)       Married (filing individually)
- Widowed     Single Person  Multiple Single Persons     Head of Family
- By Wife (filing jointly for benefit of both)     By Husband (filing jointly for benefit of both)
- Other (describe): widowed trustee of the trust

**Check One:**

- Regular Home Dwelling/Manufactured Home     Condominium Unit     Other

**Name on Title of Property:**

DONALD LAWRENCE VAN HOOZER, Trustee, or his successors in Trust, under THE DONALD L. VAN HOOZER AND EVELYN W. VAN HOOZER FAMILY TRUST, dated August 28, 2007

do individually or severally certify and declare as follows:

DONALD LAWRENCE VAN HOOZER

is/are now residing on the land, premises (or manufactured home) located in the city/town of Gardnerville, county of Douglas, State of Nevada, and more particularly described as follows: (set forth legal description and commonly known street address or manufactured home description)

See Exhibit "A"

I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, or the described manufactured home as a Homestead.

In witness, Whereof, I/we have hereunto set my/our hands this 08 day of December, 20 22

*[Signature]*  
Signature

DONALD LAWRENCE VAN HOOZER  
Print or type name here

Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Douglas  
me on 12/08/2022  
(date)

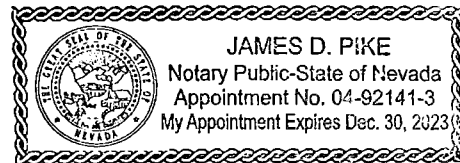
This instrument was acknowledged before

Notary Seal

By DONALD LAWRENCE VAN HOOZER  
Person(s) appearing before notary

By  
Person(s) appearing before notary

*[Signature]*  
Signature of notarial officer



**CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM FITS YOUR PURPOSE.**

**NOTE: Do not write in 1-inch margin. Revised Sept. 2019**

Exhibit "A"

**PARCEL 1:**

**PARCEL K OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, ACCORDING TO THE OFFICIAL MAP THEREOF.**

**PARCEL 2:**

**NON-EXCLUSIVE EASEMENTS FOR ACCESS AND PUBLIC UTILITY PURPOSES OVER PORTIONS OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS GRANTED BY THE UNITED STATES OF AMERICA TO LEON MARK KIZER BY THAT CERTAIN INSTRUMENT ENTITLED "GRANT OF EASEMENT FOR RIGHT-OF-WAY" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 25, 1995 IN BOOK 795 OF OFFICIAL RECORDS, PAGE 3585, AS DOCUMENT NO. 366767, DESCRIBED AS FOLLOWS:**

**(A) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS AND GENERAL PUBLIC UTILITY PURPOSES 50.00 FEET IN WIDTH LYING 25.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:**

**COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON THE PLAT OF THE DEPENDENT RESURVEY AND SURVEY TOWNSHIP 11 NORTH, RANGE 21 EAST,**

OF THE MOUNT DIABLO MERIDIAN, NEVADA ACCEPTED ON FEBRUARY 10, 1992, AND ON THE FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, RENO, NEVADA; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL N SOUTH 00° 05' 40" EAST, A DISTANCE OF 32.28 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS 50.00 FOOT WIDE PUBLIC ACCESS AND GENERAL PUBLIC UTILITY EASEMENT; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID CENTERLINE SOUTH 53° 57' 30" EAST A DISTANCE OF 2,840.29 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F AS SHOWN ON THE AFORESAID PLAT AND THE TERMINUS POINT OF THIS 50.00 FOOT WIDE PUBLIC ACCESS AND GENERAL PUBLIC UTILITY EASEMENT, AND FROM WHICH POINT OF TERMINUS THE NORTHEAST CORNER OF SAID PARCEL F BEARS NORTH 35° 10' 40" EAST A DISTANCE OF 12.77 FEET.

THE SIDE LINES OF SAID EASEMENT BEING SHORTENED OR LENGTHENED ON THE NORTHWEST END AS NECESSARY TO MEET THE WESTERLY BOUNDARY OF SAID PARCEL N AND ON THE SOUTHEAST END AS NECESSARY TO MEET THE NORTHEASTERLY AND SOUTHEASTERLY BOUNDARIES OF SAID PARCEL F.

(B) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS PURPOSES 130.00 FEET IN WIDTH LYING 65.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LINE:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON AFORESAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL SOUTH 00° 05' 40" EAST A DISTANCE OF 32.28 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 53° 57' 30" EAST A DISTANCE OF 536.04 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF 130.00 FOOT WIDE PUBLIC ACCESS EASEMENT THENCE ALONG SAID CENTERLINE NORTH 36° 02' 30" EAST A DISTANCE OF 49.69 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF AFORESAID PARCEL N AND THE TERMINUS POINT OF THIS 130.00 FOOT WIDE PUBLIC ACCESS EASEMENT AND FROM WHICH TERMINUS POINT THE NORTHEAST CORNER OF SAID PARCEL N BEARS SOUTH 54° 40' 20" EAST A DISTANCE OF 128.24 FEET.

THE SIDE LINES OF SAID EASEMENT BEING SHORTENED OR LENGTHENED ON THE NORTHEAST END AS NECESSARY TO MEET THE NORTHEASTERLY BOUNDARY OF SAID PARCEL N.

(C) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS PURPOSES 50.00 FEET IN WIDTH LYING 25.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON AFORESAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL SOUTH 00° 05' 40" EAST A DISTANCE OF 32.28 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 53° 57' 30" A DISTANCE OF 2,274.08 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS 50.00 FOOT WIDE PUBLIC ACCESS EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 36° 02' 30" EAST A DISTANCE OF 68.38 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF PARCEL G AS SHOWN ON AFORESAID PLAT AND THE TERMINUS POINT OF THIS 50.00 FOOT WIDE PUBLIC ACCESS EASEMENT AND FROM WHICH TERMINUS POINT ON THE NORTHEAST CORNER OF SAID PARCEL G SOUTH 50° 27' 38" EAST A DISTANCE OF 205.71 FEET.

**THE SIDE LINES OF SAID EASEMENT BEING SHORTENED OR LENGTHENED ON THE NORTHEASTERLY END AS NECESSARY TO MEET THE NORTHEASTERLY BOUNDARY OF SAID PARCEL G.**

**(D) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS PURPOSES 110.00 FEET IN DIAMETER AND ENCOMPASSING ALL OF THE AREA LYING WITHIN 55.00 FEET OF THE FOLLOWING DESCRIBED RADIUS POINT:**

**COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON AFORESAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, SOUTH 00° 05' 40" EAST A DISTANCE OF 32.28 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 53° 57' 30" EAST A DISTANCE OF 2,466.74 FEET; THENCE SOUTH 36° 02' 30" WEST A DISTANCE OF 30.00 FEET TO THE RADIUS POINT OF THIS 110.00 FOOT DIAMETER PUBLIC ACCESS EASEMENT AND ENCOMPASSING ALL OF THE AREA LYING WITHIN 55.00 FEET OF SAID RADIUS POINT.**

