



SHAWNYNE GARREN, RECORDER

A.P.N.: Portion of 1320-33-402-042 & 1320-33-402-081  
File No: 143-2660100 (et)  
R.P.T.T.: \$0#3

When Recorded Mail To: Mail Tax Statements To:  
The 2008 Philip Elicagaray and Aline I. Elicagaray Revocable Trust  
1483 Serra Dr  
Pacifica CA 94044

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Philip Elicagaray and Aline I. Elicagaray trustees of The 2008 Philip Elicagaray and Aline I. Elicagaray Revocable Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

Keith Hellwinkel and Carol Hellwinkel, Trustees or any successors in trust under the Hellwinkel Family Revocable Living Trust dated October 3, 2007, and any amendments thereto

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

**EXHIBIT 'A' ATTACHED**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Philip Elicagaray and Aline I. Elicagaray trustees  
of the 2008 Philip Elicagaray and Aline I.  
Elicagaray Revocable Trust

*Philip Elicagaray*  
Philip Elicagaray, Trustee

*Aline I. Elicagaray*  
Aline I. Elicagaray, Trustee

PLEASE SEE ATTACHMENT  
FOR  
NOTARIZATION & SEAL

STATE OF **NEVADA** )  
 ) **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Philip Elicagaray and Aline I. Elicagaray, as trustees.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2660100.

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF SAN MATEO }


On 03/14/2023 before me, Josephine Suen, Notary Public,  
Date (here insert name and title of the officer)

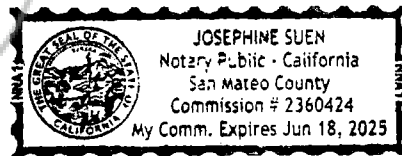
personally appeared Philip Marc Elicagaray and Aline Izoco Elicagaray  
N/A

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed Number of Pages: 2

Document Date: \_\_\_\_\_ Other: APN : 1320-33-402-042 & 1320-33-402

**EXHIBIT A  
EXHIBIT A  
DESCRIPTION  
AREA ADJUSTED FROM PARCEL 1 TO PARCEL 2  
( A PORTION OF A.P.N. 1320-33-402-042 )**

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

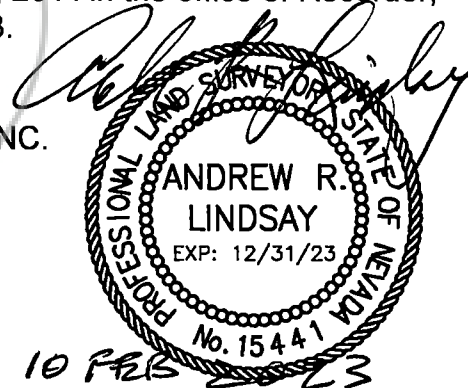
A parcel of land located within a portion of Section 33, Township 13 North, Range 20 East, Douglas County, Nevada, more particularly described as follows:

**COMMENCING** at the most southerly point of A.P.N. 1320-33-402-042 Brooks parcel per the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Exemption, Marital, and Survivor's Trusts and Robertson Family Exemption Trust filed for record October 31, 2011 in the office of Recorder, Douglas County, Nevada as Document No. 791703;

- thence North 50°36'11" East, 83.47 feet to the **POINT OF BEGINNING**;
  - thence North 50°36'11" East, 22.95 feet;
  - thence North 19°25'25" East, 1.22 feet;
  - thence South 44°47'46" East, 1.60 feet;
  - thence South 52°52'40" West, 24.16 feet to the **POINT OF BEGINNING**,
- containing 12.00 square feet more or less.

The basis of bearing of this description is S 41°03'36" E the Gardnerville Town Boundary line of Adjusted Parcel 1 per the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Exemption, Marital, and Survivor's Trusts and Robertson Family Exemption Trust filed for record October 31, 2011 in the office of Recorder, Douglas County, Nevada as Document No. 791703.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Andrew R. Lindsay, P.L.S. 51441  
P.O. Box 2229  
Minden, Nevada 89423



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) PTN 1320-33-402-042
  - b) 1320-33-402-081
  - 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ \$495.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ \$495.00
- Real Property Transfer Tax Due: \$ \$1.95 ✓

- 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: [Handwritten Signature] as agent Capacity \_\_\_\_\_ Grantor

Signature: [Handwritten Signature] as agent Capacity \_\_\_\_\_ Grantee

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

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

Print Name: Philip Elicagaray and Aline I Elicagaray  
 Address: 1483 Serra Drive  
 City: Pacifica  
 State: CA Zip: 94044

Print Name: Hellwinkel Family Trust  
 Address: 978 Edna Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: First American Title Insurance Company Escrow # 143-2660100 et/ et  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

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