



SHAWNYNE GARREN, RECORDER

A.P.N.: Portion of 1320-33-402-081 & 1320-33-402-042
File No: 143-2660103 (et)
R.P.T.T.: \$58.50

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,

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

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

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

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.

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

Keith Hellwinkel

Keith Hellwinkel, Trustee

Carol Hellwinkel

Carol Hellwinkel, Trustee

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

This instrument was acknowledged before me on March 24 2023 by
Keith Hellwinkel and Carol Hellwinkel, as Trustees.

Julie Anne Keelen
Notary Public

(My commission expires: 2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2660103.

**EXHIBIT A
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DESCRIPTION
AREA ADJUSTED FROM LOT 2 TO LOT 1
(A PORTION OF A.P.N. 1320-33-402-081)**

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:

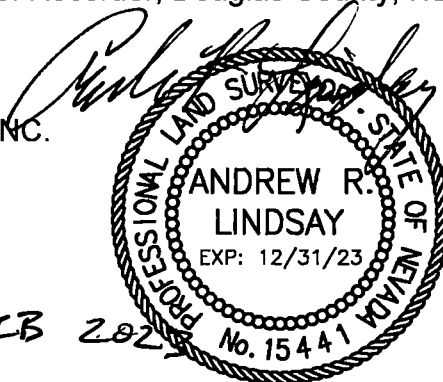
BEGINNING at the most northerly point of A.P.N. 1320-33-402-042 Brooks parcel per the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Exemption, Marital, and Survivor's Trusts and Robertson Family Exemption Trust filed for record October 31, 2011 in the office of Recorder, Douglas County, Nevada as Document No. 791703;
 thence North 46°40'23" East, 22.26 feet;
 thence South 44°03'48" East, 66.36 feet;
 thence South 19°25'25" West, 23.78 feet;
 thence North 44°47'46" West, 77.26 feet to the **POINT OF BEGINNING**.

TOGETHER WITH:

BEGINNING 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 45°58'42" East, 27.58 feet;
 thence North 52°52'40" East, 56.02 feet;
 thence South 50°36'11" WEST, 83.47 feet to the **POINT OF BEGINNING**, containing 1,659 square feet or 0.04 acres, 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



10 FEB 2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) PTN 1320-33-402-081
 b) 1320-33-402-042
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$15,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$15,000.00
 d) Real Property Transfer Tax Due \$58.50 ✓

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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]
 Signature: [Handwritten Signature]
**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Capacity: Grantor
 Capacity: Grantee
**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: the Hellwinkel Family Revocable Living Trust
 Address: 978 Edna Dr
 City: Gardnerville
 State: NV Zip: 89460

Print Name: The 2008 Philip Elicagaray and Aline I. Elicagaray Revocable Trust
 Address: 1483 Serra Dr
 City: Pacifica
 State: CA Zip: 94044

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2660103 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423