

A.P.N.: 1022-13-001-019
File No: 143-2662995 (et)
R.P.T.T.: \$261.30

When Recorded Mail To: Mail Tax Statements To:
Peter Kaltenecker
2458 Newport Blvd #120
Costa Mesa , CA 92627

GRANT, BARGAIN and SALE DEED

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

Gary Roy Heidrich and Dina Lynn Heidrich, Trustees of The Heidrich Family Trust dated January 21, 2011

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

Peter Kaltenecker, a single man

the 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, RECORDED OCTOBER 10, 1969 AS 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.

PARCEL 2:

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 INSURE 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° 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.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 18, 2022 AS INSTRUMENT NO. 2022-981428.

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.

COPY

Gary Roy Heidrich and Dina Lynn Heidrich,
Trustees of The Heidrich Family Trust dated
January 21, 2011

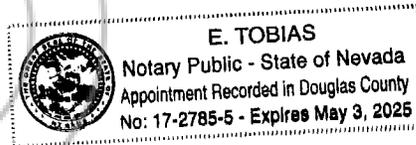
Gary Roy Heidrich
Trustee

Dina Lynn Heidrich
Trustee

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

This instrument was acknowledged before me on 4.12.2023 by
Gary Roy Heidrich and Dina Lynn Heidrich, Trustees.

E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2662995.

**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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$67,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$67,000.00
- d) Real Property Transfer Tax Due \$261.30

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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: The Heidrich Family Trust

Print Name: Peter Kaltenecker

Address: 415 Placerville Dr

Address: 2458 Newport Blvd #120

City: Placerville

City: Costa Mesa

State: CA Zip: 95667

State: CA Zip: 92627

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

Print Name: First American Title Insurance Company

File Number: 143-2662995 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)