

DOUGLAS COUNTY, NV  
RPTT:\$9360.00 Rec:\$40.00  
\$9,400.00 Pgs=6

**2024-1003890**

**01/12/2024 03:43 PM**

FIRST AMERICAN TITLE MINDEN  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-30-002-015, 1420-31-000-023, 1420-31-000-024  
File No: 143-2655962 (et)  
R.P.T.T.: \$9,360.00

When Recorded Mail To: Mail Tax Statements To:  
Michael Heinemann and Melinda Heinemann  
12802 Meacham Rd  
Bakersfield, CA 93312

### ***GRANT, BARGAIN and SALE DEED***

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

Rock Island Corporation, a Nevada Corporation

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

Michael Heinemann and Melinda Heinemann, husband and wife, as joint tenants with right of survivorship

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

#### **PARCEL I:**

**LOCATED WITHIN PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 14 NORTH, RANGE 20 EAST, MDM, DOUGLAS COUNTY, NEVADA, AS SHOW ON RECORD OF SURVEY MAP RECORDED AUGUST 11, 2005, DOCUMENT NO. 651978 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395, WHICH BEARS SOUTH 22°25'14" EAST., 5,816.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE SOUTH 85°21'38" WEST, 17.70 FEET;  
THENCE 61.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 77°53'39" AND A RADIUS OF 45.00 FEET, (CHORD BEARS NORTH 55°41'32" WEST, 56.57 FEET);  
THENCE NORTH 16°44'43" WEST, 39.57 FEET;  
THENCE 72.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 67°48'09" AND A RADIUS OF 60.98 FEET, (CHORD BEARS NORTH 52°01'33" WEST, 68.03 FEET);  
THENCE NORTH 85°55'36" WEST, 418.89 FEET;  
THENCE 44.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°15'23" AND A RADIUS OF 94.48 FEET, (CHORD BEARS SOUTH**

79°17'28" WEST, 44.52 FEET);  
THENCE SOUTH 55°31'00" WEST, 83.39 FEET;  
THENCE 71.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°21'12" AND A RADIUS OF 237.52 FEET, (CHORD BEARS SOUTH 63°14'54" WEST, 71.66 FEET);  
THENCE SOUTH 00°37'25" WEST, 155.10 FEET;  
THENCE NORTH 89°22'35" WEST, 361.65 FEET;  
THENCE SOUTH 81°01'02" WEST, 171.16 FEET;  
THENCE 80.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 79°02'32" AND A RADIUS OF 58.00 FEET, (CHORD BEARS SOUTH 41°29'46" WEST, 73.82 FEET);  
THENCE SOUTH 01°58'30" WEST, 170.39 FEET;  
THENCE SOUTH 21°15'49" WEST, 23.82 FEET;  
THENCE SOUTH 02°01'26" WEST, 93.46 FEET;  
THENCE SOUTH 36°48'45" EAST, 82.24 FEET;  
THENCE SOUTH 13°05'31" EAST, 53.39 FEET;  
THENCE SOUTH 09°54'03" WEST, 90.65 FEET;  
THENCE SOUTH 20°28'44" WEST, 235.17 FEET;  
THENCE SOUTH 10°19'26" EAST, 124.14 FEET;  
THENCE SOUTH 56°95'18" EAST, 164.93 FEET;  
THENCE SOUTH 00°39'44" WEST, 119.97 FEET;  
THENCE SOUTH 89°20'16" EAST, 182.14 FEET;  
THENCE SOUTH 00°26'34" WEST, 50.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF AFOREMENTIONED SECTION 31;  
THENCE NORTH 89°20'16" WEST ALONG SAID SOUTH LINE, 1285.00 FEET, TO THE NORTH ONE-SIXTEENTH CORNER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 19 EAST, AND SAID SECTION 31;;  
THENCE NORTH 00°40'56" EAST ALONG THE WEST LINE OF SAID SECTION 31, 1328.71 FEET, TO THE NORTHWEST CORNER THEREOF;  
THENCE NORTH 00°45'21" EAST ALONG THE WEST LINE OF SAID SECTION 30, 976.41 FEET, TO A POINT ON THE SOUTHERLY MEAN HIGH WATER LINE OF THE CARSON RIVER;  
THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THIRTY-SIX COURSES:  
1 SOUTH 77°05'10" EAST, 9.14 FEET  
2 SOUTH 77°05'10" EAST, 37.31 FEET;  
3 SOUTH 69°34'36" EAST, 67.95 FEET;  
4 SOUTH 57°04'53" EAST, 44.28 FEET;  
5 SOUTH 42°34'09" EAST, 59.62 FEET;  
6 SOUTH 72°59'44" EAST, 94.94 FEET;  
7 SOUTH 34°20'33" EAST, 84.51 FEET;  
8 SOUTH 57°01'55" EAST, 55.45 FEET;  
9 SOUTH 59°17'56" EAST, 36.09 FEET;  
10 SOUTH 72°07'43" EAST, 52.61 FEET;  
11 SOUTH 84°48'51" EAST, 104.45 FEET;  
12 SOUTH 85°23'56" EAST, 117.04 FEET;  
13 NORTH 85°58'06" EAST, 107.05 FEET;  
14 NORTH 75°54'20" EAST, 69.90 FEET;  
15 NORTH 60°29'51" EAST, 72.71 FEET;  
16 NORTH 63°38'22" EAST, 94.01 FEET;  
17 NORTH 54°39'56" EAST, 93.83 FEET;  
18 NORTH 49°31'26" EAST, 88.31 FEET;  
19 NORTH 68°34'25" EAST, 53.53 FEET;

20 NORTH 29°11'28" EAST, 86.93 FEET;  
21 NORTH 30°46'53" EAST, 96.20 FEET;  
22 NORTH 33°28'49" EAST, 73.92 FEET;  
23 NORTH 29°20'41" EAST, 71.07 FEET;  
24 NORTH 29°35'47" EAST, 70.92 FEET;  
25 NORTH 23°09'43" EAST, 75.02 FEET;  
26 NORTH 17°09'00" EAST, 98.22 FEET;  
27 NORTH 10°30'10" EAST, 118.96 FEET;  
28 NORTH 03°35'17" EAST, 129.15 FEET;  
29 NORTH 01°07'18" EAST, 48.40 FEET;  
30 NORTH 25°47'52" WEST, 127.78 FEET;  
31 NORTH 13°42'18" WEST, 40.72 FEET;  
32 NORTH 18°41'53" EAST, 45.54 FEET;  
33 NORTH 32°13'09" EAST, 80.02 FEET;  
34 NORTH 17°41'51" EAST, 52.41 FEET;  
35 NORTH 75°30'27" EAST, 88.15 FEET;  
36 NORTH 89°13'25" EAST, 725.48 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S, HIGHWAY 395;  
THENCE SOUTH 00°37'25" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2,138.02 FEET, TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED DOCUMENT RECORDED DECEMBER 23, 2008, IN BOOK 1208, PAGE 4474 AS INSTRUMENT NO. 0734898, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

**PARCEL II:**

LOCATED WITHIN PORTIONS OF SECTIONS 30 AND 31, TOWNSHIP 14 NORTH, RANGE 20 EAST, MDM, DOUGLAS COUNTY, NEVADA, AS SHOW ON RECORD OF SURVEY MAP RECORDED AUGUST 11, 2005, DOCUMENT NO. 651978 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHERLY CORNER COMMON TO NEW PARCEL 2 AND NEW PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP, WHICH BEARS S 14°24'39" E, 6,879.65 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE NORTH 00°37'25" EAST, 680.29 FEET;  
THENCE NORTH 44°22'34" WEST, 141.42 FEET;  
THENCE NORTH 59°28'09" WEST, 152.11 FEET;  
THENCE NORTH 00°37'25" EAST, 479.68 FEET, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID NEW PARCEL 2;  
THENCE ALONG SAID NORTHERLY LINE 71.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°21'12" AND A RADIUS OF 237.52 FEET, (CHORD BEARS NORTH 63°14'54" EAST, 71.66 FEET), TO THE NORTHERLY CORNER COMMON TO NEW PARCELS 2 & 3;  
THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID NEW PARCEL 3 THE FOLLOWING NINE COURSES;  
1 NORTH 55°31'00" EAST, 83.39 FEET;  
2 44.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°15'23" AND A RADIUS OF 94.48 FEET, (CHORD BEARS NORTH 79°17'28" EAST, 44.52 FEET);

3 SOUTH 85°55'36" EAST, 418.89 FEET;  
4 72.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 67°48'09" AND A RADIUS OF 60.98 FEET, (CHORD BEARS SOUTH 52°01'33" EAST, 68.03 FEET);  
5 SOUTH 16°44'43" EAST, 39.57 FEET;  
6 61.18 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 77°53'39" AND A RADIUS OF 45.00 FEET, (CHORD BEARS SOUTH 55°41'32" EAST, 56.57 FEET);  
7 NORTH 85°21'38" EAST, 17.70 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395;  
8 SOUTH 00°37'25" WEST ALONG SAID RIGHT-OF-WAY LINE, 1,291.81 FEET, TO THE SOUTHEASTERLY CORNER OF SAID NEW PARCEL 3;  
9 NORTH 89°20'16" WEST, 492.37 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED DOCUMENT RECORDED DECEMBER 23, 2008, IN BOOK 1208, PAGE 448582 AS INSTRUMENT NO. 0734900, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

**PARCEL III:**

BEGINNING AT THE SOUTHERLY CORNER COMMON TO NEW PARCEL 2 AND NEW PARCEL 3, AS SHOWN ON SAID RECORD OF SURVEY MAP, WHICH BEARS SOUTH 14°24'39" EAST, 6,879.65 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 30;  
THENCE NORTH 89°20'16" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID NEW PARCEL 2, 513.19 FEET;  
THENCE NORTH 00°26'34" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL, 50.00 FEET;  
THENCE NORTH 89°20'16" WEST, 182.14 FEET;  
THENCE NORTH 00°39'44" EAST, 119.97 FEET;  
THENCE NORTH 56°15'18" WEST, 164.93 FEET;  
THENCE NORTH 10°19'26" WEST, 124.14 FEET;  
THENCE NORTH 20°28'44" EAST, 235.17 FEET;  
THENCE NORTH 09°54'03" EAST, 90.65 FEET;  
THENCE NORTH 13°05'31" WEST, 53.39 FEET;  
THENCE NORTH 36°48'45" WEST, 82.24 FEET;  
THENCE NORTH 02°01'26" EAST, 93.46 FEET;  
THENCE NORTH 21°15'49" EAST, 23.82 FEET;  
THENCE NORTH 01°58'30" EAST, 170.39 FEET;  
THENCE 80.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 79°02'32" AND A RADIUS OF 58.00 FEET, (CHORD BEARS NORTH 41°29'46" EAST, 73.82 FEET);  
THENCE NORTH 81°01'02" EAST, 171.16 FEET;  
THENCE SOUTH 89°22'35" EAST, 361.65 FEET;  
THENCE SOUTH 00°37'25" WEST, 324.58 FEET;  
THENCE SOUTH 59°28'09" EAST, 152.11 FEET;  
THENCE SOUTH 44°22'34" EAST, 141.42 FEET;  
THENCE SOUTH 00°37'25" WEST, 680.29 FEET, TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED DOCUMENT

**RECORDED DECEMBER 23, 2008, IN BOOK 1208, PAGE 4479 AS INSTRUMENT NO. 0734899, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

*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



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1420-30-002-015  
b) 1420-31-000-023  
c) 1420-31-000-024  
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</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$2,400,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$2,400,000.00  
d) Real Property Transfer Tax Due \$9,360.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: Carol Disabatino Capacity: Dir, Pres, Tres

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Rock Island Corporation  
Address: 4414 Hazelbrook Ave  
City: Long Beach  
State: CA Zip: 90808

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

Print Name: Michael Heinemann and  
Melinda Heinemann  
Address: 12802 Meacham Rd  
City: Bakersfield  
State: CA Zip: 93312

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

First American Title Insurance  
Print Name: Company File Number: 143-2655962 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)