

APN: 1219-04-001-005

Recorded at the Request of/Return to:
HERITAGE LAW
1625 State Route 88, Suite 304
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

Mail Future Tax Statements To:
JEFFREY C. GREEN &
SUSANNE GREEN, Trustees
1301 Kingsbury Grade
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

DECLARATION OF HOMESTEAD

- Married (Filing Jointly)
- Regular Home Dwelling

WE, JEFFREY C. GREEN and SUSANNE GREEN, Grantees and Trustees of the *J and S Green Family Trust, dated February 21, 2024*, and any amendments thereto, do jointly and severally certify and declare as follows:

We are now residing on the land and premises located in Gardnerville, Douglas County, State of Nevada, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known Street Address: 1301 Kingsbury Grade, Gardnerville, NV 89460

We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, as a Homestead, pursuant to Nevada Revised Statutes Chapter 115, and specifically Nevada Revised Statutes § 115.020(4).

No former declaration of homestead has been made by us.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of February, 2024.




JEFFREY C. GREEN, Grantee and Trustee




SUSANNE GREEN, Grantee and Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On February 21, 2024, before me, a Notary Public, personally appeared JEFFREY C. GREEN and SUSANNE GREEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that he and she executed it.



Notary Public

 ADAM BRANT
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 12-14-27
Certificate No: 24-8365-05

APN: 1219-04-001-005

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE LYING AND BEING WITHIN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SOUTH 89°58'35" WEST A DISTANCE OF 281.25 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE SOUTH 89°58'35" WEST A DISTANCE OF 156.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 269.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE WHICH HAS A RADIUS OF 1125.00 FEET, THRU A CENTRAL ANGLE OF 04°25'24" WITH AN ARC LENGTH OF 86.85 FEET AND WHOSE CHORD BEARS NORTH 42°13'18" WEST A DISTANCE OF 86.83 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 89°46'16" EAST A DISTANCE OF 515.13; THENCE SOUTH 23°20'53" WEST A DISTANCE OF 282.02 FEET TO THE POINT OF BEGINNING.

REFERENCE IS MADE AS ADJUSTED PARCEL A ON THAT CERTAIN RECORD OF SURVEY, RECORDED JANUARY 10, 1994, AS DOCUMENT NO. 327221.

PARCEL 2:

A PRIVATE ACCESS EASEMENT OVER A TRIANGULAR PARCEL OF LAND IN THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED FILED FOR RECORD IN BOOK 793, PAGE 744, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SOUTH 89°58'35" WEST A DISTANCE OF 408.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE LEAVING SAID LINE SOUTH 45°33'00" WEST A DISTANCE OF 20.40 FEET TO A POINT ON THE NORTHERLY LINE RIGHT OF WAY LINE OF KINGSBURY GRADE; THENCE

ALONG SAID LINE NORTH 44°27'00" WEST A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 THENCE ALONG SAID LINE NORTH 89°58'35" EAST A DISTANCE OF 28.57 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 03, 2013, IN BOOK 913, PAGE 254, AS INSTRUMENT NO. 829979.

