

A.P.N.: 1319-09-602-042 and 1319-09-601-002 and
1319-09-602-041
File No: 143-2674294 (et)
R.P.T.T.: \$7,995.00

When Recorded Mail To: Mail Tax Statements To:
Robert Woelfel, II and Jessica Woelfel
1520 Jones St
Minden , NV 89423

GRANT, BARGAIN and SALE DEED

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

Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust

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

Robert Woelfel, II and Jessica Woelfel, 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 1:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.B. & M., shown as Parcel No. 1 on the Parcel Map, recorded December 10, 1975, under Document No. 86061, described as follows:

Commencing at the Northeast corner of said Section 9, thence South 44°51'46" West, 1862.44 feet to the true Point of Beginning, being the Northeast corner of said Southwest 1/4 of the Northeast 1/4; thence South 0°05'37" East, 562.37 feet; thence North 72°14'46" West, 420.23 feet; thence North 0°05'37" West, 434.23 feet; thence East along the North line of said Southwest 1/4 of the Northeast 1/4, 400.00 feet to the true Point of Beginning.

Parcel 1A:

Together with an easement 25 feet in width across Parcel No. 2, for access and public utilities, extending along an existing roadway, as shown on a Parcel Map recorded December 10, 1975, Document No. 86061.

Together with an easement for road purposes described as follows:

Commencing at the Southeast corner of parcel of land conveyed to Robert P. Brush,

et ux, recorded November 3, 1971 in Book 93, Page 23, Official Records, which is the Point of Beginning; proceed South 00°05'37" East, 194.00 feet along the 1/16 Section line to the North right of way line of Fifth Street; thence West along said right of way line 50.00 feet; thence North 00°05'37" West, 194.00 feet; thence East 50.00 feet, to the Point of Beginning.

Note: The above Metes and Bounds description appeared previously in that certain Document recorded January 07, 1976 in Book 176, Page 159 as Instrument No. 86568.

Parcel 2:

A parcel of land located within a portion of Section 9, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Northwest corner of Parcel '2' as shown on the Record of Survey for Robert P. Brush and Juliet Dix Brush filed for record August 7, 1984 in the Office of Recorder, Douglas County, Nevada as Document No. 104602;

thence along the Northerly boundary of said Parcel '2', South 72°14'45" East, 350.22 feet;

thence leaving the Northerly boundary of said Parcel '2', South 00°05'37" East, 99.86 feet;

thence South 43°23'57" East, 62.42 feet to a point on the Southerly boundary of said Parcel '2';

thence along said Southerly boundary, North 81°07'14" West, 183.44 feet;

thence continuing along said Southerly boundary, South 80°46'09" West, 197.49 feet to the Southwest corner of said Parcel '2';

thence along the Westerly boundary of said Parcel '2', North 00°05'37" West, 255.37 feet to the Point of Beginning.

Also known as Parcel 1 from the Record of Survey to Support a Boundary Line Adjustment for Lena Mae Ruppman 1994 Trust recorded January 13, 2016 in Book N/A as Instrument No. 2016-875262.

Note: The above Metes and Bounds description appeared previously in that certain Document recorded January 13, 2016 in Book N/A as Instrument No. 2016-875259.

Parcel 3:

A parcel of land located within a portion of Section 9, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of Parcel '2' as shown on the Record of Survey for Robert P. Brush and Juliet Dix Brush filed for record August 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 104602;

Thence along the Northerly boundary of said Parcel '2', South 72° 14' 45" East,

350.22 feet to the Point of Beginning;

Thence continuing along the Northerly boundary of said Parcel '2' South 72° 14' 45" East, 70.00 feet to the Northwest corner of Parcel 'Existing APN 17-081-26' as shown on the Record of Survey for Steven A. Hollister filed for record August 29, 1994 in the Office of Recorder, Douglas County, Nevada as Document No. 344935;

Thence along the Northerly boundary of said Parcel 'Existing APN 17-081-26', South 68° 20' 43" East, 334.86 feet to the Northeast corner of said Parcel 'Existing APN 17-081-26';

Thence along the Easterly boundary of said Parcel 'Existing APN 17-081-26', South 18° 48' 56" West, 57.47 feet;

Thence continuing along said Easterly boundary, North 68° 11' 15" West, 123.74 feet;

Thence continuing along said Easterly boundary, South 19° 03' 33" West, 170.92 feet to the Southeasterly corner of said Parcel 'Existing APN 17-081-26';

Thence along the Southerly boundary of said Parcel 'Existing APN 17-081-26', North 67° 37' 07" West, 131.51 feet to the Southwesterly corner of said Parcel 'Existing APN 17-081-26';

Thence along the Westerly line of said Parcel 'Existing APN 17-081-26', North 00° 05' 37" West, 115.88 feet to the Southeasterly corner of the aforementioned Parcel '2';

Thence along the Southerly boundary of said Parcel 2, North 81° 07' 14" West, 24.11 feet;

Thence leaving said Southerly boundary, North 43° 23' 57" West, 62.42 feet;

Thence North 00° 05' 37" West, 99.86 feet to the Point of Beginning,

Also known as Parcel 2 per Record of Survey to support a Boundary Line Adjustment for Lena Mae Ruppman 1994 Trust filed recorded January 13, 2016 as Instrument No. 2016-875262 of Official Records.

NOTE: The above metes and bounds description appeared previously in that certain document recorded January 13, 2016 as Instrument No. 2016-875259 of Official Records.

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.

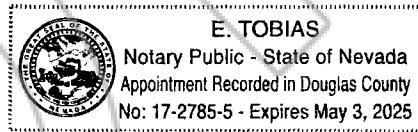
Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust

Lena M. Ruppman
Lena Ruppman, Trustee

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

This instrument was acknowledged before me on 8.21.2024 by **Lena Ruppman, as Trustee.**

[Signature]
Notary Public
(My commission expires: 5.3.25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2674294.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-09-602-042
 b) 1319-09-601-002
 c) 1319-09-602-041
 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: \$2,050,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$2,050,000.00
 d) Real Property Transfer Tax Due \$7,995.00

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: [Signature]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

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

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

Print Name: Lena Mae Ruppman 1994 Trust
 Address: PO BOX 257
 City: Genoa
 State: NV Zip: 89411

Print Name: Robert Woelfel, II and
Jessica Woelfel
 Address: 1520 Jones St
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2674294 et/ et
 State: NV Zip: 89423

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