

Order No. AP # 37-143-17-9

Escrow No. Escrow 116737 GG

WHEN RECORDED, MAIL TO:

GRANTEE:

Documentary Transfer Tax \$ 11.00
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
 existing against the land at time of transfer.
 Under penalty of Perjury
 FIRST AMERICAN TITLE CO of NEVADA
 By: *John Arden*

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

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

TOPAZ DEVELOPMENT CORP., a Nevada corporation,

do(es) hereby GRANT, BARGAIN and SELL to

KATHY A. ARDEN, a single woman,

(whose address is: 4040 Mayberry Drive, Reno, Nevada)

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

For legal description see Exhibit "A" attached hereto and, by this reference, made a part hereof.

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.

Dated FEBRUARY 20, 1979.

TOPAZ DEVELOPMENT CORP.

By: *John Arden*
JOHN ARDEN, President

STATE OF NEVADA)
) : SS.
 County of Washoe)

On FEB. 20, 1979 personally appeared before me, a Notary Public,
John Arden

who acknowledged that he executed the above instrument.
Sherman L. Loggren

Notary Public



SHERMAN L. LOGGREN
 Notary Public — State of Nevada
 Washoe County
 My Commission Expires April 25, 1980

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LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of Section 13, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

PARCEL 1:

Commencing at North quarter corner of Section 14, Township 10 North, Range 22 East M.D.B.&M.; thence South $89^{\circ}51'$ East along the north line of said Section 14, a distance of 792.53 feet to a point; thence South $13^{\circ}00'$ East 465.12 feet to a point; 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 $22^{\circ}30'$ for an arc distance of 196.35 feet; thence South $35^{\circ}30'$ East a distance of 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 $29^{\circ}15'$ for an arc distance of 255.25 feet; thence South $64^{\circ}45'$ East 829.53 feet to the true point of beginning; thence North $25^{\circ}15'$ East 1042.30 feet; thence South $50^{\circ}07'47''$ East 465.06 feet; thence South $25^{\circ}15'$ West 924.92 feet; thence North $64^{\circ}45'$ West a distance of 450 feet to the true point of beginning.

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 parcel shown as Parcel 13.

RESERVING HOWEVER unto the grantor and to its successors and assigns a non-exclusive easement for roadway and utility purposes and to provide access to State Route No. 3, and right to convey said easements to others, said easement being the Southwesterly 30 feet measured at right angles to and parallel with the Southwesterly line of the hereinabove conveyed parcel.

EXHIBIT "A"

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DESCRIPTION (Continued)

PARCEL 2:

All that certain piece of parcel of land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East half 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 inure to the benefit of and be use 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 quarter corner of said Section 14; thence South $89^{\circ}51'$ East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South $13^{\circ}00'$ 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 $13^{\circ}00'$ 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 $22^{\circ}30'00''$ for an arc distance of 196.35 feet; thence South $35^{\circ}30'$ 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 $29^{\circ}15'$ for an arc distance of 255.25 feet; thence South $64^{\circ}45'$ 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 $49^{\circ}29'15''$ for an arc distance of 431.86 feet; thence North $65^{\circ}45'45''$ 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 $16^{\circ}40'22''$ for an arc distance of 145.50 feet; thence North $49^{\circ}05'23''$ East a distance of 1161.73 feet to the true point of ending.

DESCRIPTION (Continued)

ALSO

Commencing at North quarter 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 though 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, 1968 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$6.00 pd
1979 MAR 28 AM 11:53

MARIE A. RABEL
RECORDER

EXHIBIT "A"

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