

S. P. T. T.
Exempt 468

GRANT, BARGAIN AND SALE DEED

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THIS INDENTURE, made this 2nd day of February, 1983,
by and between MONA W. MULLINS, grantor, and MONA W. MULLINS,
Trustee of THE MONA W. MULLINS 1983 TRUST, of P.O. Box 352,
Minden, Nevada, grantee,

W I T N E S S E T H:

That the grantor, in consideration of the sum of TEN
DOLLARS (\$10.00), lawful money of the United States, and other
good and valuable consideration to her in hand paid by the gran-
tee, the receipt whereof is hereby acknowledged, does by these
presents grant, bargain and sell to the grantee, and to her suc-
cessors and assigns forever, all that certain lot, piece, or
parcel of land situate, lying and being in Douglas County, State
of Nevada, and more particularly described as follows:

(See Exhibit "A" attached hereto and made a
part hereof by this reference.)

TOGETHER WITH all and singular the tenements, heredita-
ments and appurtenances thereunto belonging or in anywise apper-
taining and the reversion and reversions, remainder or
remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, to-
gether with the appurtenances, unto the said grantee and to her
successors and assigns forever.

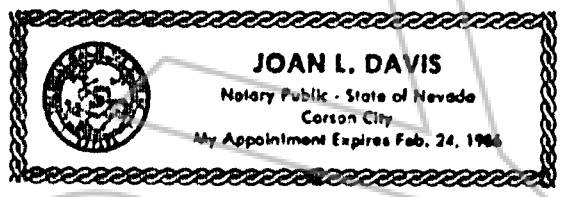
IN WITNESS WHEREOF, the grantor has executed this con-
veyance the day and year first above written.

Mona W. Mullins
MONA W. MULLINS

1 STATE OF NEVADA)
2 CARSON CITY) : ss.

3 On this *2nd* day of February, 1983, personally appear-
4 ed before me, a Notary Public, MONA W. MULLINS, who acknowledged
5 to me that she executed the foregoing document.

6 *Joan L. Davis*
7 NOTARY PUBLIC



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COPIES

DESCRIPTION

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the East half of Section 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

PARCEL 1:

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 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 07°04'13" for an arc distance of 61.70 feet to a point; thence North 76°34' East a distance of 450.00 feet to the true point of beginning; thence North 76°34' East 770.00 feet; thence South 13°26' East 998.40 feet; thence North 64°40'43" West 233.53 feet; thence North 42°43'34" West 151.34 feet; thence North 46°11'36" West a distance of 887.13 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 40.

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 Northerly 30 feet measured at right angles to and parallel with the Northerly line of the hereinabove conveyed parcel.

EXHIBIT "A"

PAGE 1 of 2 PAGES

PARCEL 2:

All that certain piece or 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 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 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.

ALSO

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; thence 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 $07^{\circ}04'13''$ for an arc distance of 61.70 feet to the true point of beginning; thence North $76^{\circ}34'$ 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 $28^{\circ}59'00''$ for an arc distance of 129.23 feet; thence South $74^{\circ}27'$ 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 Dr.

EXHIBIT "A"

PAGE 2 of 2 PAGES

REQUESTED BY
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\$ 7.00 pd
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SUZANNE B. MURPHY
RECORDER

Paul J. Elbert 076108
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