

R.P.T.T. - Exempt #4

✓ 1 WHEN RECORDED, MAIL TO: MAIL TAX STATEMENTS TO:  
2 MILOS TERZICH, LTD. FRED O. MINCHIN  
3 P.O. Box 608 1220 Gault Way  
4 Gardnerville, NV 89410 Sparks, NV 89431

5 GRANT, BARGAIN AND SALE DEED

6 THIS INDENTURE, made this 15<sup>th</sup> day of March, 1986,  
7 between FRED O. MINCHIN, JR., as the Administrator of the Estates  
8 of FREDERICK OSCAR MINCHIN and ALICE M. MINCHIN, Deceased, party of  
9 the first part, and

10 FRED O. MINCHIN, a married man, as his sole and separate  
11 property, and CAROLYN ROSE MINCHIN, an undivided one-half interest  
12 to each, as tenants-in-common, parties of the second part.

13 W I T N E S S E T H

14 That the said party of the first part, in consideration  
15 of the sum of TEN DOLLARS (\$10.00), lawful money of the United  
16 States of America, to him in hand paid by the parties of the second  
17 part, the receipt of which is hereby acknowledged, does by these  
18 presents grant, bargain and sell unto the said parties of the  
19 second part, and to their heirs and assigns, all that certain real  
20 property situate in the County of Douglas, State of Nevada,  
21 commonly referred to as ASSESSOR'S PARCEL NUMBER 25-322-04, and  
22 more fully described as follows:

23 A parcel of land, located in the Town of Gardnerville, Douglas  
24 County, Nevada, and lying in the SW 1/4 of the SW 1/4 of  
25 Section 33, T. 13 N., R. 20 E., M.D.B.&M., more particularly  
26 described as follows:

27 COMMENCING at the Town Monument located at the corner of Main  
28 Street and Gilman Avenue, proceed North 18°03'30" West, 455.40  
29 feet and North 65°07'38" East 60.99 feet to the TRUE POINT OF  
30 BEGINNING; thence North 0°10'00" East 61.34 feet to a point;  
31 thence South 47°05'19" East 44.81 feet and South 45°05'43" East  
32 15.00 feet, along the southerly boundary of Mission Street to  
a point; thence South 65°07'38" West 48.07 feet to the TRUE POINT  
OF BEGINNING.

All that certain lot or parcel of land located in the Town of  
Gardnerville, Douglas County, Nevada, lying in a portion of the  
SW 1/4 of the SW 1/4 of Section 33, T. 13 N., R. 20 E., M.D.B.&M.,  
and more particularly described by metes and bounds as follows,  
to wit:

BEGINNING at a point at the Southwest corner of the parcel, said  
point being described as bearing North 18°03'30" West, a distance  
of 455.40 feet from the town monument located at Main Street and  
Gilman Avenue as the same is of record on the Gardnerville Town  
Map on file in the Douglas County Courthouse at Minden, Nevada,  
in the Recorder's Office; thence North 9°26' West, a distance of  
83.60 feet to a point at the Northwest corner of the parcel;  
thence North 71°22' East, a distance of 57.80 feet to a point at  
the Northeast corner of the parcel; thence South 45°57' East, a  
distance of 20.00 feet to a point on the Easterly line of the  
parcel; thence South 0°10' West, a distance of 85.00 feet to a

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1 point at the Southeast corner of the parcel; thence South 87°56'  
2 West, a distance of 55.30 feet to the POINT OF BEGINNING, said  
parcel containing .13 of an acre, more or less.

3 All bearings are correlated with the bearings of the highway  
4 through the Town of Gardnerville. (North 44°54' West)

5 TOGETHER with all and singular the tenements, and appurtenances  
6 thereunto belonging or in anywise appertaining.

7 All of that certain lot or parcel of land situate and lying in  
8 the Town of Gardnerville, County of Douglas, State of Nevada,  
9 and more particularly described as follows, to wit:

10 BEGINNING at a point which is 22.0 feet, North 50°40' East, of a  
11 certain monument upon the said lands and which is duly marked  
12 upon the plat of said lands as "stone monument"; thence running  
13 82.50 feet, South 45°15' East, to the land of Mrs. Sophie Imelli;  
14 thence Westerly 58.0 feet to the land of James Stuard; thence  
15 along the land of James Stuard 70.0 feet; thence 11.0 feet,  
16 North 50°40' East, to the POINT OF BEGINNING; TOGETHER with all  
17 the water and water rights, ditch and ditch rights appurtenant  
18 thereto. This parcel of land is situated on the South side of  
19 Railroad Avenue, recorded in Book "T" of Deeds, page 17, Douglas  
20 County Records.

21 TOGETHER with all and singular the tenements, heritaments and  
22 appurtenances thereunto belonging or in anywise appertaining,  
23 and the reversion and reversions, remainder and remainders, rents,  
24 issues and profits thereof.

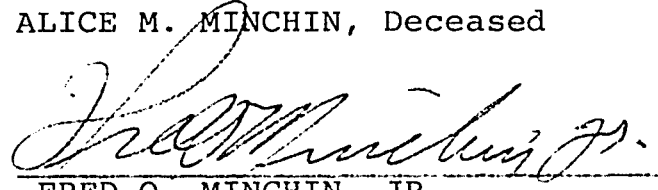
25 The three (3) foregoing property descriptions are contiguous and  
26 comprise one (1) lot, being described as:

27 ASSESSOR'S PARCEL NUMBER 25-322-04.

28  
29  
30 TO HAVE AND TO HOLD the said premises, together with the  
31 appurtenances, unto the said parties of the second part, and to  
32 their heirs and assigns.

33 IN WITNESS WHEREOF, the party of the first part has  
34 executed this conveyance the day and year first above written.

35 THE ESTATES OF FREDERICK OSCAR MINCHIN  
36 and ALICE M. MINCHIN, Deceased

37 BY:   
38 FRED O. MINCHIN, JR.,  
39 Administrator

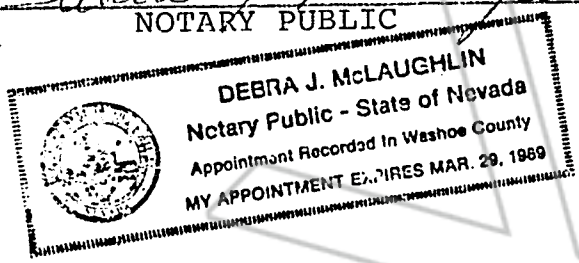
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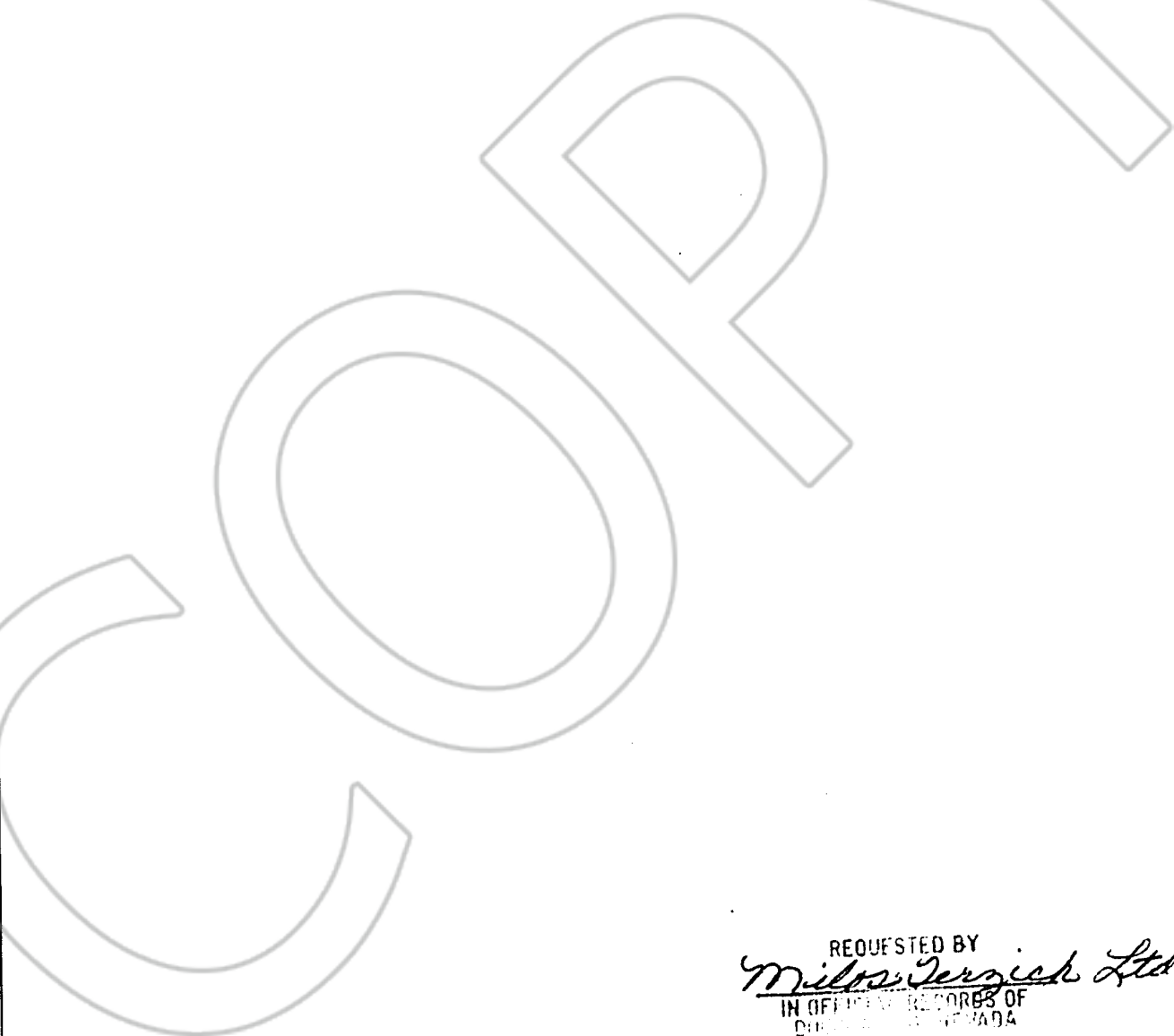
1 STATE OF NEVADA )  
2 COUNTY OF WASHOE ) ss.

3 On this 18th day of March, 1986, personally  
4 appeared before me, a Notary Public, FRED O. MINCHIN, JR., who  
5 acknowledged that he executed the foregoing instrument, pursuant  
6 to Order of the Ninth Judicial District Court, dated  
7 February 25, 1986.

8 *Debra J. McLaughlin*  
9 NOTARY PUBLIC



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REQUESTED BY  
*Milos Jergic Ltd*  
IN OFFICE RECORDS OF  
CLERK OF DISTRICT COURT

1986 APR 14 AIO:59

SUZANNE DEANER  
RECORDER  
\$ 7.00 PAID *JG* DEPUTY

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