

RPTT-10560

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 26th day of September, 1986, by and between JOHN D. LIMB and VALLEY BANK OF NEVADA, Trustees of the James R. Lee and Lucia Lee 1980 Living Trust, as Grantors, and JUDY LU SCHALLENBERGER, a married woman, as her sole and separate property, as Grantee.
 440 SADDLE BROOK LN.
 PLEASANT HILLS, CA. 94523

W I T N E S S E T H :

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, to them in hand paid by the said Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, her successors and assigns forever, all their right, title and interest in that certain real property situate in the County of Douglas, State of Nevada and bounded and described as follows, to-wit:

A parcel of land, located in the Northeast 1/4 Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M. D. B. & M., in the Town of Gardnerville described as follows:

Commencing at the East quarter corner of said Section 32, proceed South 86°55'22" West, a distance of 1271.84 feet, to the intersection of the South side of Cemetery Lane and the Southwesterly right-of-way line of Nevada State Highway, U. S. 395; thence South 44°54' East, 320.00 feet, along said highway right-of-way line, to the TRUE POINT OF BEGINNING, which is the most Northerly corner of the parcel; thence continue South 44°54' East, 128.99 feet, along said highway right-of-way line, to the most Easterly corner of the parcel; thence South 45°06' West, 220.00 feet, to the most Southerly corner of the parcel; thence North 44°54' West, 279.00 feet, to the most Westerly corner of the parcel; thence North 45°06' East, 29.00 feet, along the Southeast boundary of the 60 foot wide public road easement leading to the Catholic Church property; thence South 44°54' East, 50.00 feet, to a point; thence South 45°06' West, 9.00 feet, to a point; thence South 44°54' East, 100.00 feet, to a point; thence North 45°06' East, 200.00 feet, to the TRUE POINT OF BEGINNING. Assessor's Parcel No. 25-292-04.

A NON-EXCLUSIVE EASEMENT to be used in common with

Valley Bank of Nevada
John D. Limb
Lucia Lee
1980 Living Trust
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others for roadway and utility purposes, over, under, across and through the following described real property:

That portion of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M. D. B. & M. situate in Douglas County, Nevada, more particularly described as follows:

COMMENCING at the point of intersection of the South side of Cemetery Lane for GARDEN CEMETERY in said Douglas County, and a line on the Southwesterly side of and 40.00 feet distant, measured at a right angle, from the centerline of the Nevada State Highway Route 3 (U.S. 395), said point being further described as bearing South 86°55'22" West, a distance of 1271.84 feet from the East 1/4 corner of said Section 32, said point being the Northeasterly corner of the property conveyed to the East Fork Swimming Pool District, by Deed recorded September 6, 1961, in Book 8 of Official Records at Page 426, Douglas County, Nevada, records; thence South 44°54'00" East along the Southwesterly right of way line of said State Highway and along the Easterly line of said District property, a distance of 95.00 feet to the beginning of a tangent curve, concave to the West, having a radius of 15.00 feet and a central angle of 90°00'00", the True Point of Beginning; thence from the True Point of Beginning Southerly along said curve, an arc distance of 23.56 feet; thence tangent to said curve South 45°06'00" West along said District property, a distance of 205.00 feet, more or less, to a point which is 260.00 feet Southwesterly, measured at right angles, from the centerline of said State Highway, being the most Southerly corner of said District property; thence South 44°54'00" West, parallel to said Highway centerline, along the Northeasterly boundary line of the parcel of land conveyed to the ROMAN CATHOLIC BISHOP OF RENO, a corporation Sole, in Deed recorded September 7, 1960, in Book 3, Page 552, Document No. 16581, Official Records, distance of 60 feet, more or less, to a point which is the Northwesterly corner of the parcel of land conveyed to STEVEN A. HOLLISTER, in Deed recorded October 25, 1972, in Book 1072, Page 568, Document No. 62447, Official Records; thence North 45°06'00" East, a distance of 205 feet to the beginning of a tangent curve concave to the South, having a radius of 15 feet and a central angle of 90°00'00"; thence along said curve an arc distance of 23.56 feet to a point on the Southwesterly right of way line of said State Highway; thence North 44°54'00" West along said Highway right of way line, a distance of 90.00 feet, more or less, to the POINT OF BEGINNING.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral

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rights, if any, in, on, under, or appurtenant to said property and all fixtures and improvements thereon.

To have and to hold all and singular the premises together with the appurtenances, unto Grantees, and to their successors and assigns forever.

Grantors warrant for themselves, their heirs, executors and administrators that the above-described property is free from restrictions, liens and encumbrances save those of record on the day and year first above written.

IN WITNESS WHEREOF, Grantors have caused this Indenture to be executed on the day and year first above written.

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JAMES R. LEE AND LUCIA LEE 1980 LIVING TRUST

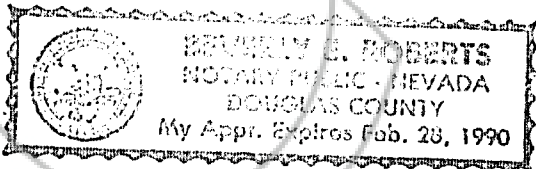
By [Signature]
John D. Limb, Trustee

Valley Bank of Nevada, Trustee

By [Signature]
Terry W. Lee, Trust Officer

STATE OF NEVADA)
: ss.
County of Douglas)

On this 26th day of Sept., 1986, before me, a Notary Public, personally appeared JOHN D. LIMB, known to me to be a Trustee of the James R. Lee and Lucia Lee 1980 Living Trust and the person whose name is subscribed to the within instrument and acknowledged that he executed the same.



[Signature]
Notary Public

STATE OF NEVADA)
: ss.
County of Washoe)


On this 29th day of September, 1986, before me, a Notary Public, personally appeared TERRY W. LEE, Trust Officer of Valley Bank of Nevada, Trustee of the James R. Lee and Lucia Lee 1980 Living Trust and the person whose name is subscribed to the

within instrument and acknowledged that he executed the same.

[Handwritten Signature]
Notary Public

WHEN RECORDED MAIL TO:

Roger H. Elton, Esq.
Woodburn, Wedge, Blakey and
Blakey
Suite 1600, One East First Street
Reno, NV 89501

 **BETTY JEAN YOUNG**
Notary Public - State of Nevada
Elko County Nevada
My appointment expires Aug. 24, 1987

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~~OFFICIAL RECORDS~~
~~VALLEY BANK~~
Valley Bank
86 OCT 30 AM: 29 P.O. 10927
Reno 89510
COUNTY CLERK
FEE 8.00 DEL JK

REQUESTED BY
Valley Bank of Nevada
IN OFFICIAL RECORDS OF
COUNTY OF NEVADA

'87 MAR 27 AIO:55

SUZANNE BEAUCHEAU
RECORDER
\$ 8.00 PAID *OK* DEPUTY

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