

# Grant, Bargain, Sale Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$.....22.00.....

( ) computed on full value of property conveyed, or

computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: ( ) City of....., and

( ) Realty not sold.

THIS INDENTURE WITNESSETH: That FREDRICK L. CYPHER, an unmarried man and  
CHARLENE CYPHER, an unmarried woman

in consideration of \$ 10.00----- the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and  
Convey to PATRICK D. BISHOP AND CLAIRE N. BISHOP, husband and wife as Joint Tenants

all that real property situate in the \_\_\_\_\_ County of Douglas  
State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise  
appertaining.

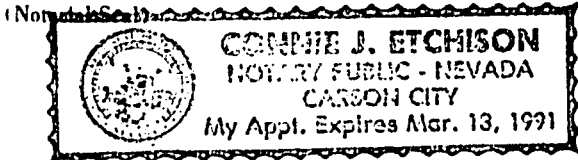
Witness our hands this 1st day of September, 1988

STATE OF NEVADA }  
COUNTY OF Carson City } SS.

On Septmeber 1, 1988  
personally appeared before me, a Notary Public, Fredrick L. Cypher and  
Charlene Cypher

who acknowledged that they executed the above instrument.

Signature Connie J. Etchison  
(Notary Public)



Fredrick L. Cypher  
Charlene Cypher

WHEN RECORDED MAIL TO:  
Patrick D. Bishop and Claire N. Bishop  
1065 Kerry Lane  
Gardnerville, NV 89410

185537

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

A Parcel of land, situate in the East 1/2 of the Southwest 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the found rebar at the Southwest corner of said Section 10, proceed North 89°48' East, a distance of 1,316.75 feet, along the Northerly boundary of Dresslerville Road, to a point which is the Southeast corner of the Zinke parcel, as shown on that certain Parcel Map filed on the 29th day of April, 1974, in Book 474 of Parcel Maps, at page 702; proceed thence North 11°36'16" East (old bearing North 11°33'51" East), a distance of 790.12 feet, to the Northeast corner of Parcel 3 of that same Parcel Map described first above; proceed thence North 11°36'16" East (old bearing North 11°33'51" East), a distance of 869.08 feet, continuing along the centerline of Kerry Lane, to the True Point of Beginning, which is the Northwest corner of this parcel; proceed thence South 78°23'44" East, a distance of 264.00 feet, to the Northeast corner of the parcel; thence South 11°36'16" West, a distance of 165.00 feet, to the Southeast corner of the parcel; thence North 78°23'44" West, a distance of 264.00 feet, to the Southwest corner of the parcel; thence North 11°36'16" East (old bearing North 11°33'51" East), a distance of 165.00 feet, along the centerline of Kerry Lane to the POINT OF BEGINNING.

EXCEPTING THEREFROM all that portion thereof lying within the boundary lines of that certain Roadway Agreement entered into by and between C.E. Swift, et al, recorded January 14, 1964, as Document No. 24215, of Official Records of Douglas County, Nevada.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT for roadway purposes and ingress and egress for the benefit of the appurtenants to Parcel No. 1 herein above described and any subsequent division or subdivisions thereof, as created in those certain Roadway Agreements entered into by and between C.E. SWIFT, et al, recorded December 28, 1961, in book 10, page 17, and also recorded January 14, 1964, in book 21, page 394, both respectively of Official Records of Douglas County, Nevada, and more particularly described as follows:

Over a strip of land 40 feet in width, being 20 feet on each side of a centerline described as follows:

COMMENCING at the Section corner common to Sections 9, 10, 15 and 16 in Section 10, Township 12 North, Range 20 East, M.D.B. & M.; thence North 89°48' East, a distance of 1,316.75 feet to the POINT OF BEGINNING; thence North 11°36'16" East (old bearing North 11°33'51" East), a distance of 1,829.64 feet; thence North 31°26'09" West, a distance of 29.68 feet; thence North 11°33'51" East, a distance of 100 feet to the Northern terminus thereof. The Northern terminus of said 40 foot roadway being a curve with a radius of 50 feet bearing North 11°33'51" East, through a central angle of 46°15', an arc distance of 40.36 feet.

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'88 SEP -1 P2:18

SUZANNE BEAUDREAU  
RECORDER

PAID *[Signature]* DEPUTY 185537

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