

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RONALD E. BOOLS and BARBARA J. BOOLS, husband and wife.

in consideration of \$ 10.00 , the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to PERRY F. SUNDERLAND, an unmarried man and GLORIA M. EPPERLY, an unmarried woman, as Joint Tenants, with Rights of Survivorship

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated County of Douglas , State of Nevada, bounded and described as follows:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness our hand <sup>S</sup> this 27 day of January , 1989 .

STATE OF ~~NEVADA~~ ILLINOIS  
COUNTY OF Cook

SS

Ronald E. Bools  
RONALD E. BOOLS  
Barbara J. Bools  
BARBARA J. BOOLS

On 1-27-89 personally appeared before me, a Notary Public, Ronald E. Bools and Barbara J. Bools who acknowledged that they executed the above instrument.

Joan Holowinski  
Notary Public



ORDER NO. \_\_\_\_\_  
ESCROW NO. 44894 MJC

WHEN RECORDED MAIL TO:  
Mr. Perry F. Sunderland and  
Ms. Gloria M. Epperly  
P.O. Box 476, Ridgecrest, CA 93555

The grantor(s) declare(s):  
Documentary transfer tax is \$ 20.35  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:  
Mr. Perry F. Sunderland and  
Ms. Gloria M. Epperly  
Post Office Box 476  
Ridgecrest, California 93555

MANOUJKIAN, SCARPELLO & ALLING, LTD.  
ATTORNEYS AT LAW

CARSON CITY OFFICE  
303 EAST PROCTOR STREET  
CARSON CITY, NEVADA 89701-4290  
TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE  
KINGSBURY SQUARE  
P. O. BOX 3390  
STATE LINE, NEVADA 89449-3390  
TELEPHONE (702) 588-6676

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## EXHIBIT "A"

## 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 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 22°30' for an arc distance of 196.35 feet; thence South 35°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°15' for an arc distance of 255.25 feet; thence South 64°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°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East a distance of 669.56 feet to the true point of beginning; thence North 24°05'46" West 810.60 feet; thence North 50°00' East 578.00 feet; thence South 40°52'12" East 907.35 feet; thence South 49°05'23" West 79.73 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 16°40' 23" for an arc distance of 145.50 feet; thence South 65°45'45" West a distance of 405.65 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 18.

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

## PARCEL 2:

Being all that portion of Section 13 and the East 1/2 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 herein-above and shall insure 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 1/4 corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 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, the true point of beginning; thence along said line South 13°00' East 560.30  
(Continued)

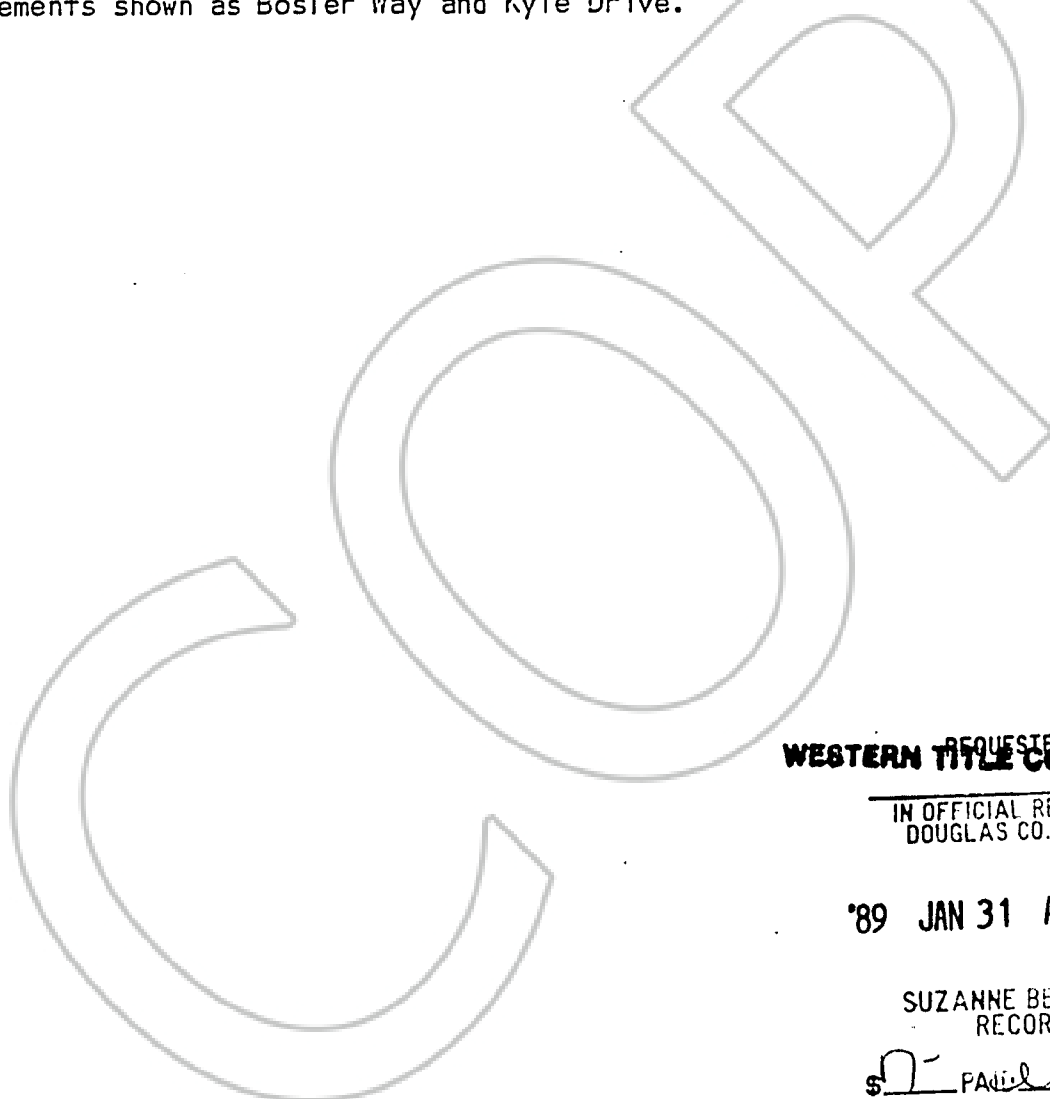
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feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East a distance of 1559.09 feet; thence 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°29'15" for an arc distance of 431.86 feet; thence North 65°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°40'22" for an arc distance of 145.50 feet; thence North 49°05'23" East a distance of 1161.73 feet to the true point of ending.

ALSO: Commencing at North 1/4 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 through 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 Recorders of Douglas County, Nevada, on October 10, 1969, as Document No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.



REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'89 JAN 31 AM 11:35

SUZANNE BEAUDREAU  
RECORDER

*[Signature]* DEPUTY

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