# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That WILLIAM SPINKS and JOAN SPINKS, husband and wife, and NOEL MANOUKIAN and LOUISE M. MANOUKIAN, husband and wife	
in consideration of \$, the receipt of v	which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to RUTH L. CARNEY, an unmarried woman	
and to the heirs and assigns of such Grantee forever, all that real prop	perty situated in the
County of, State of No, State of No	
Together with all and singular the tenements, hereditaments and apany reversions, remainders, rents, issues or profits thereof.	opurtenances thereunto belonging or in anywise appertaining, and
Witness our hand s this 8th	day of
STATE OF NEVADA	Elisan Spirite
COUNTY OF Douglas	WILLIAM SPINKS
On September 8, 1989	Joan Spinks
personally appeared before me, a Notary Public, WILLIAM SPINKS, JOAN SPINKS, NOEL MANOUKIAN, & LOUISE M. MANOUKIAN	Moffin Dully MI
who acknowledged that _t_he_y executed the above instrument.	NOEL MANOUKIAN
Notary Public Ollum	LOUISE M. MANOUKIAN
JUDY A. COCLICH	ORDER NO. ESCROW NO.
MOTARY PUBLIC - NEVADA DOUGLAS COUNTY	WHEN RECORDED MAIL TO:
My Appt. Expires Oct. 3, 1991	GRANTEE HEREIN BELOW
The grantor(s) declare(s):	
Documentary transfer tax is \$\frac{141.90}{(XX)} computed on full value of property conveyed, or  ( ) computed on full value less value of liens and	FOR RECORDER'S USE
encumbrances remaining at time of sale.	
MAIL TAX STATEMENTS TO:	
RUTH L. CARNEY	
P.O.BOX 6843	
INCLINE VILLAGE, NV 89450	
MANOUKIAN. SCARPELLO & ALLING, Ltd. ATTORNEYS AT LAW	
CARSON CITY OFFICE LAKE TAHOE OFFICE  303 EAST PROCTOR STREET KINGSBURY SQUARE  CARSON CITY, NEVADA 89701 4290 # O RON 3390  TELEPHONE (702) 882-4577 STATELINE, NEVADA 8949 3390  TELEPHONE (702) 882-6576	210561

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#### DESCRIPTION

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

Being a portion of the Southeast Quarter of Section 7, Township 10 North, Range 22 East, further described as follows:

## PARCEL 1:

West 1/2 of the Southeast 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B. & M., excepting, however, the following described property:

Beginning at the South Quarter-Section corner of the above described Section 7; thence North along the Westerly boundary of said Southwest 1/4 Southeast 1/4 of Section 7, a distance of 791.41 feet to an intersection with the Southwesterly right-of-way line of Nevada State Highway Route 3 (U.S. Highway 395) which right-of-way line is 75 feet Southwesterly of measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35°06′53" East, curving to the left along said Highway right-of-way line with a radius of 20,075 feet through and angle of 02°47′43", an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89′34′30" West, along said section line, a distance of 582.70 feet to the Point of Beginning.

Further excepting therefrom any portion lying within the right-of-way line of Nevada State Highway Route 3 (U.S. 395) by instrument created by Meta Christensen recorded April 24, 1940, in Book V of Deeds, at Page 424, Douglas County, Nevada.

A.P.N. 37-030-14

### PARCEL 2:

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

Beginning at the South-Quarter Section corner of Section 7, Township 10 North, Range 22 East, M.D.B. & M., thence North along the Westerly boundary of said Southwest 1/4 of Southeast 1/4 of said Section 7, a distance of 791.41 feet to an intersection with the Southwesterly right-of-way line of Nevada State Highway Route 3 (U.S. Highway 395), which right of way line is 75 feet Southwesterly of, measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35°06′53" East, curving to the left along the4 said highway right of way line with a radius of 20,075 feet through an angle of 02°47′43" an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89°34′30" West, along sid Section line, a distance of 582.70 feet to the Point of Beginning. Excepting that portion in Deed, executed February 20, 1962, between Ernest M. Pellkofer and Pauline W. Pellkofer to State of Nevada (Department of Highways), recorded March 15, 1962, in Book 11, Page 130, of Official Records, as File No. 19725.

Also excepting that portion conveyed by Deed to Verner Sward and Colleen Sward, husband and wife, recorded June 7, 1965, in Book 32, Page 29, Douglas County, Nevada, records.

A.P.N. 37-030-18 (Continued)

PRE3/SJM

210561

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# LEGAL DESCRIPTION (continued)

#### PARCEL 3:

All portions of the former U.S. Highway 395, road right of way as defined in the relinquishment to Douglas County, a political subdivision of the State of Nevada, by that certain indenture recorded July 26, 1982, in Book 782, Page 1415, as Document No. 69637 of the Official Records as contained within the West 1/2 of the Southeast 1/4 of aforesaid Section 7.

Excepting therefrom a fifty foot (radius) cul-de-sac, the centerpoint of which is defined ass follows:

Commencing at the Northeast corner of Section 18,, Township 10 North, Range 22 East, M.D.B. & M., thence South 89°31'00" West a distance of 1919.22 feet to a point on the physical road centerline (1939 construction) of former U.S. Highway 395; thence North 00°29' West, a distance of 38.76 feet to the center of aforesaid cul-de-sac.

A.P.N. 37-030-20

TOGETHER WITH all existing water and mineral rights as appurtenant to the herein described real property Water Permit No. 35973



REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

\*89 SEP 11 A11:21

SUZANNE BEAUDREAU 210561

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