

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

John Baumgartner and Beverly Baumgartner, husband and wife,

in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Deborah L. Rossler and Jeffrey A. Rossler, wife and husband  
~~Jeffrey A. Rossler and Deborah L. Rossler, wife and husband~~ as

Joint Tenants with right of survivorship

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Witness our hands this 24th day of March, 1994.

John Baumgartner  
John Baumgartner

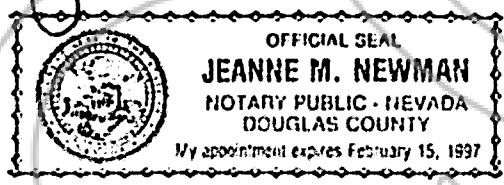
Beverly Baumgartner  
Beverly Baumgartner

STATE OF NEVADA )  
  ):SS  
COUNTY OF DOUGLAS )

On March 24, 1994, personally appeared before me, a Notary Public, JOHN BAUMGARTNER and BEVERLY BAUMGARTNER

personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same for the purposes therein stated.

Jeanne M. Newman  
Notary Public



WHEN RECORDED MAIL TO:  
Jeffrey A. Rossler  
3355 Placer Ct.  
Carson City, NV 89702

The Grantor(s) declare(s):  
Document Transfer Tax is \$132.60  
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:  
as shown above

EXHIBIT "A"

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

All of that portion of Lot 176, in Block C, SILVERADO HEIGHTS NO. 2, filed for record in Book 679 of the County Recorder of Douglas County, Nevada at page 1486, as Document No. 33717, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 176, thence North  $61^{\circ}23'44''$  East, 156.49 feet; thence South  $26^{\circ}36'26''$  East 60.07 feet to the Southeasterly corner of said Lot 176; thence South  $57^{\circ}40'06''$  West, 133.65 feet to the beginning of a curve concave to the Northeast with a radius of 50 feet and a central angle of  $41^{\circ}24'37''$ ; thence along said curve an arc length of 36.14 feet to a point of compound curvature; thence along a curve concave to the Northeast with a radius of 475 feet, a central angle of  $4^{\circ}34'57''$  an arc length of 37.99 feet to the POINT OF BEGINNING.

Assessors Parcel No. 13-272-46.

REQUESTED BY  
STEWART TITLE OF DOUGLAS COUNTY  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'94 MAR 25 P3:38

333341

BK 0394 PG 5207

SUZANNE BEAUDREAU  
RECORDER

\$ 8<sup>00</sup> PAID *dh* DEPUTY