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GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Virginia K. Beecher, a widow

in consideration of \$ -0-, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Virginia K. Beecher, a widow, John Warren Beecher, a single man as joint tenants

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 reversions, remainders, rents, issues or profits thereof.

Witness my hand                      this 11th day of September, 19 95.

STATE OF NEVADA  
COUNTY OF Douglas

SS

Virginia K. Beecher  
Virginia K. Beecher

On September 11, 1995 personally appeared before me, a Notary Public, Virginia K. Beecher

who acknowledged that S he            executed the above instrument.

Janice K. Condon  
Notary Public



ORDER NO. \_\_\_\_\_  
ESCROW NO. \_\_\_\_\_

WHEN RECORDED MAIL TO:  
Virginia K. Beecher  
675 Parlanti Lane, #77  
Sparks, NV 89434

The grantor(s) declare(s):  
Documentary transfer tax is \$ #11  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:  
same as above

FOR RECORDER'S USE

370129

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LEGAL DESCRIPTION

The following describes a parcel of land - lying entirely within Parcel (B), as shown on the Official Plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the Recorder of Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the southeasterly corner of Lot 8, Block V, and proceeding thence along the westerly line of the Roadside Park Parcel, South  $12^{\circ}23'37''$  East, 389.83 feet to a point on the northerly line of Nevada State Highway No. 3; thence along said northerly line, South  $67^{\circ}29'50''$  West, 266.61 feet to the true point of beginning; thence continuing along said line, South  $67^{\circ}29'50''$  West, 220.87 feet; thence leaving said line and proceeding North,  $17^{\circ}25'09''$  West, 207.36 feet to a point on the southerly line of a 60-foot wide roadway; thence along said southerly line, North  $72^{\circ}34'51''$  East, 220.00 feet; thence leaving said line and proceeding, South  $17^{\circ}25'09''$  East, 187.78 feet to the true point of beginning.

APN 37-480-28

TOGETHER with a non-exclusive easement over a 60-foot wide roadway, lying entirely within Parcel A, as shown on the official plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the Recorder of Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 33, Block H, of said subdivision and proceeding thence along the westerly line of Albite Road, South  $12^{\circ}23'37''$  East 281.90 feet to the true point of beginning, said point being the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve having a central angle of  $84^{\circ}58'28''$ , a radius of 20.00 feet through an arc length of 29.66 feet to a point on the northerly line of said 60-foot wide roadway; thence along said northerly line South  $72^{\circ}34'51''$  West, 525.21 feet to the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve having a central angle of  $44^{\circ}24'55''$  a radius of 20.00 feet through an arc length of 15.50 feet to a point of reverse curvature; thence along said curve being a cul-de-sac, having a central angle of  $268^{\circ}49'50''$ , a radius of 50.00 feet through an arc length of 234.60 feet to a point of reverse curvature; thence along said curve to the right, having a central angle of  $44^{\circ}24'55''$ , a radius of 20.00 feet through an arc length of 15.50 feet to a point on the southerly line of said 60-foot wide roadway; thence along said southerly line North  $72^{\circ}34'51''$  East, 516.42 feet to the beginning of a curve to the right, the tangent of which bears the last described course; thence along said curve, having a central angle of  $95^{\circ}01'32''$ , a radius of 20.00 feet through an arc length of 33.17 feet to a point on the westerly line of Albite Road; thence along said westerly line North  $12^{\circ}23'37''$ , West, 100.38 feet to the true point of beginning.

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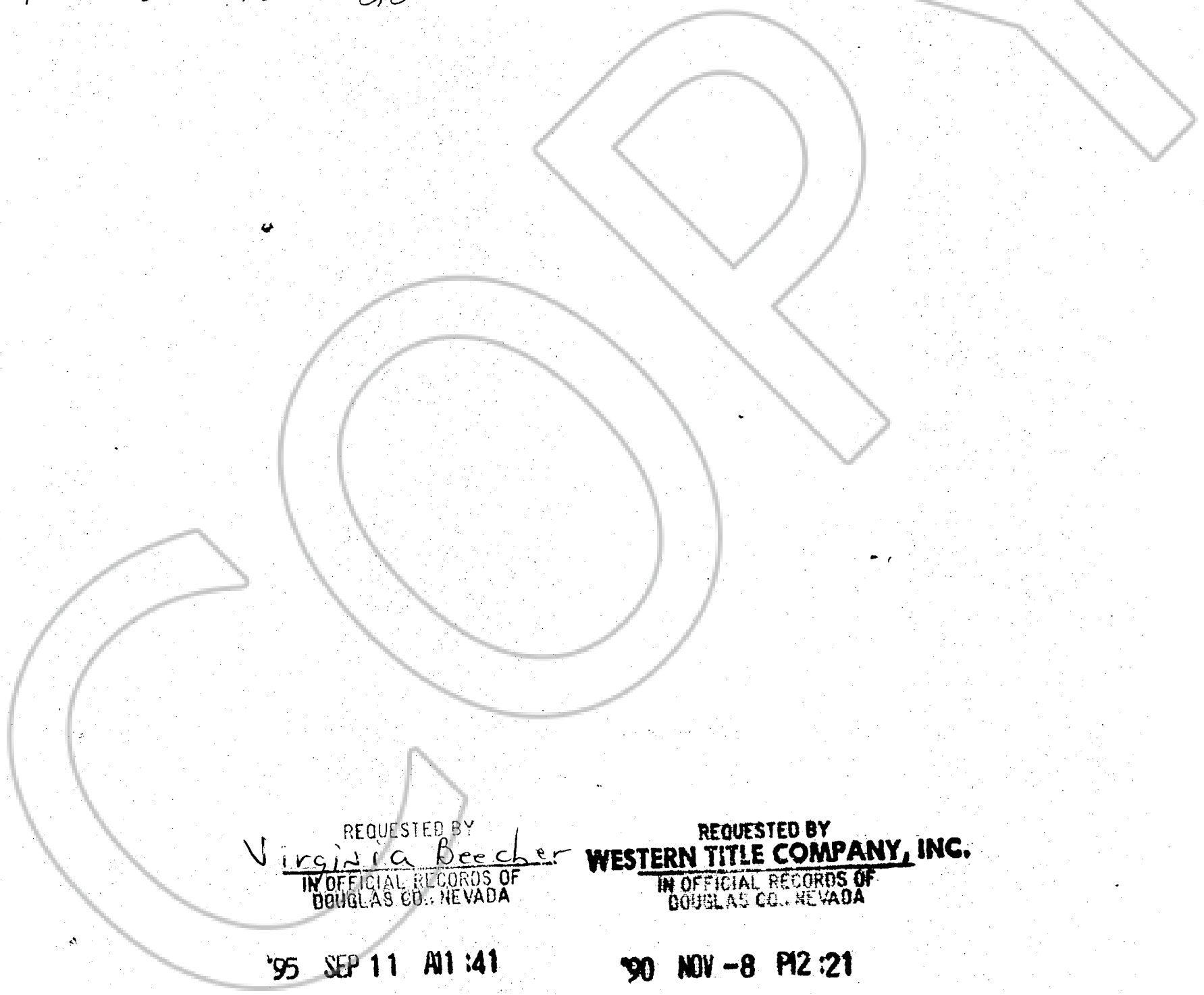
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BK 0995 PG 1198

Together with a non-exclusive easement for roadway purposes described as follows:

Commencing at the Southwest corner of Lot 1, Block V of Topaz Ranch Estates, Unit No. 4 and proceeding; thence along the Easterly side of Albite Road, South 12°23'37" East 273.11 feet to the true point of beginning, said point also being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of 95°01'32", a radius of 20.00 feet through an arc length of 33.17 feet to a point on the Northerly line of said 60-foot wide roadway; thence along said Northerly line, North 72°34'51" East 1,463.88 feet to a point on the Westerly line of a roadside park parcel; thence along said Westerly line, South 12°23'37" East 60.24 feet to a point on the Southerly line of said 60-foot wide roadway; thence along said line, South 72°34'51" West 1,467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of 84°58'28", a radius of 20.00 feet through an arc length of 29.66 feet to a point on the Easterly line of Albite Road; thence along said Easterly line North 12°23'37" West 100.38 feet to the true point of beginning.

APN: 37-480-28



REQUESTED BY  
*Virginia Beecher*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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

'95 SEP 11 AM 11:41

'90 NOV -8 PM 12:21

370129

LINDA SLATER  
RECORDER

SUZANNE BEAUBREAU  
RECORDER

238422

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9.00 PAID *KJ* DEPUTY

5.700 PAID *BH* DEPUTY

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