

#3 4

GRANT DEED **R.P.T.T. \$ _____**
FOR THE PURPOSE OF ADJUSTING BOUNDARIES

WHEREAS, Grantor is the owner of real estate located in Douglas County, Nevada, described as follows:

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

WHEREAS, Grantee is the owner of real estate adjacent to the above parcel located in Douglas County, Nevada, described as follows:

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

WHEREAS, the purpose of this grant deed is to adjust the boundaries of the above two parcels by removing the parcels described below from Grantor's parcel and adding the same to Grantee's parcel,

NOW, THEREFORE, this indenture witnesseth:

That in consideration of \$1.00 paid to Grantor by Grantee, MARC D. GRANAT and DEBORAH E. GRANAT as Co Trustees of the Granat Revocable Family Trust dated October 18, 1985, Grantors herein, do hereby grant, bargain, sell to MARC D. GRANAT and DEBORAH E. GRANAT as Co Trustees of the Granat Revocable Family Trust dated October 18, 1985, Grantees herein, and the heirs, successors and assigns of the Grantee forever, all that real estate located in Douglas County, Nevada, described as follows:

1. The easterly 50' of APN 19-290-10 is hereby conveyed to the easterly 22.66 acres of APN 19-290-34.
2. APN 19-290-10, excepting the easterly 50', is hereby conveyed to the westerly 20.19 acres of APN 19-290-34.

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.

Further, the parcel of real estate remaining vested in Grantor located in Douglas County, Nevada, is described as follows:

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

All that certain lot, piece or parcel of land situate and being a portion of the Southwest 1/4 of Section 24, the Northwest 1/4 of Section 25 and the Northeast 1/4 of Section 26, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, State of Nevada more particularly described as follows:

Adjusted Parcel C as shown on the Record of Survey supporting a Boundary Line Adjustment for Don and Toni Rooker and Marc and Deborah Granat filed for record in the office of the Douglas County Recorder on January 6, 1993 in Book 193, page 476, as Document No. 296763, Official Records.

Reference is hereby made to that certain Grant Deed for the purpose of transferring Real Estate and adjusting boundaries filed for record on January 6, 1993 in Book 193, page 466, as Document No. 296762, Official Records.

Assessors Parcel No. 19-290-34.

EXHIBIT A

374516

BK 1195 PG 1504

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

Lot 10, as shown on the map of GREEN ACRES, filed in the office of the County Recorder of Douglas County, Nevada, on September 19, 1966, as Document No. 34001.

EXCEPT THERE FROM: that portion of Lot 10 more particularly described as follows:

Beginning at the Southeast corner of said Lot 10; thence Southwest along the Southeast line of said lot, 356.98 feet to a point; thence at the right angles Northwest to the Northwest line of said lot; thence Northeast along said last mentioned line to the Northeast corner of said lot; thence Southeast 314.59 feet along the Northeast line of said lot line to the Point of Beginning.

Assessors Parcel No. 19-290-10.

EXHIBIT B

374516

BK 1195 PG 1505

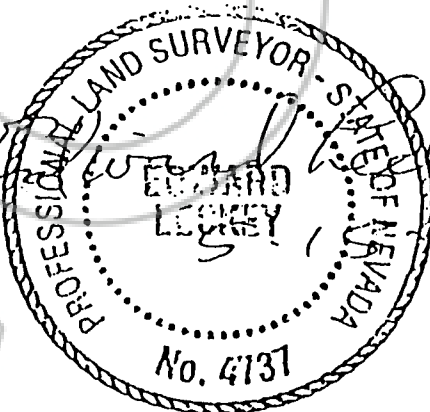
EXHIBIT "C"

PARCEL "A"

All that property being a portion of the northwest quarter of Section 25 and the southwest quarter of Section 24, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada, described as follows:

Beginning at the southwest corner of Lot 10, as shown on the final map of Green Acres filed with the Douglas County Recorder in Document No. 34001; thence along the south line of Lot 9 of said Green Acres; S 71° 26' 10" W 437.73 feet to the northwest corner of Adjusted Parcel "C", as shown on that Record of Survey filed with the Douglas County Recorder in Document No. 296763; thence along the west line of said Adjusted Parcel "C", S 18° 30' 23" E 985.98 feet to the southwest corner of said Adjusted Parcel "C"; thence along the south line of said Adjusted Parcel "C", N 71° 30' 07" E 850.06 feet; thence N 24° 35' 34" W 992.44 feet to the south line of said Lot 10; thence N 18° 32' 25" W 302.74 feet to a point on a non-tangent curve on the south right-of-way of Green Acres Drive; thence from said point, from which a radial line bears N 20° 37' 53" W, westerly along said right-of-way along the arc of a 6017.63 foot radius curve concave to the northwest having a central angle of 2° 55' 44", an arc length of 307.61 feet to the northwest corner of Lot 10 of said Green Acres; thence along the west line of said Lot 10, S 18° 37' 45" E 299.50 feet to the True Point of Beginning.

The basis of bearings of this description is the south line of Adjusted Parcel "C" per Document No. 296763, taken as N. 71° 30' 07"E.



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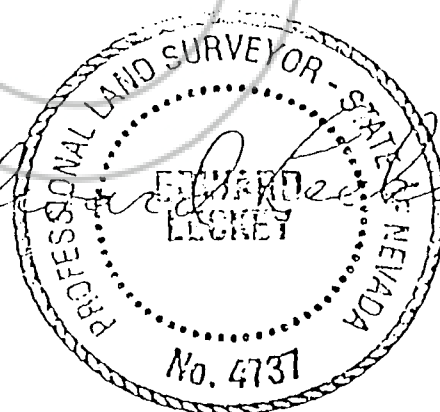
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PARCEL "B"

All that property being a portion of the northwest quarter of Section 25 and the southwest quarter of Section 24, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada, described as follows:

Commencing at the southwest corner of Lot 10, as shown on the final map of Green Acres filed with the Douglas County Recorder in Document No. 34001; thence along the south line of said Lot 10, N 71° 26' 10" E 357.11 feet to the True Point of Beginning; thence continuing along said south line, N 71° 26' 10" E 986.85 feet to the northeast corner of Adjusted Parcel "C" as shown on that Record of Survey filed with the Douglas County Recorder in Document No. 296763; thence along the east line of said Adjusted Parcel "C", S 18° 26' 35" E 681.16 feet to a point on the section line between said Sections 24 and 25 (said point bears N 89° 54' 56" W 201.70 feet from the south quarter corner of said Section 24); thence continuing along said east line, S 18° 38' 52" E 306.87 feet to the southeast corner of said Adjusted Parcel "C"; thence along the South line of said Adjusted Parcel "C", S 71° 30' 07" W 931.63 feet; thence N 24° 35' 34" W 992.44 feet to the south line of said Lot 10; thence N 18° 32' 25" W 302.74 feet to a point on a non-tangent curve on the south right-of-way of Green Acres Drive; thence from said point, from which a radial line bears N 20° 37' 53" W; thence easterly along said right-of-way along the arc of a 6017.63 foot radius curve concave to the northwest having a central angle of 00° 28' 35", an arc length of 50.03 feet; thence S 18° 32' 25" E 304.75 feet to the True Point of Beginning.

The basis of bearings of this description is the south line of Adjusted Parcel "C" per Document No. 296763, taken as N. 71° 30' 07" E.



5-15-95

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EXHIBIT "E"

DEED RESTRICTIONS

No poultry, goats, or pigs of any variety shall be bred, maintained, or raised on said lot for commercial purposes or for profit.

Domestic pets of the above mentioned varieties may be kept there provided that said pets are not kept in such a manner as to constitute a nuisance.

COPY

374516

BK 1195 PG 1508

EXHIBIT "F"

The Grantees as Trustees by their execution hereof, hereby assume and agree to perform all of the obligations of the Grantors under that certain Deed of Trust dated February 4, 1994 and recorded February 11, 1994 in Book 294, Page 2204, as Document NO. 329942, Official Records of Douglas County, Nevada, which now secures Mellon Mortgage Company the repayment of that certain note dated February 4, 1994, with an original principal balance of \$203,150.00 as more particularly set forth therein.

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

'95 NOV -9 A11:01

LINDA SLATER
RECORDER

\$14.00 PAID KQ DEPUTY

374516

BK 1195 PG 1509