

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

GENOA LAKES ASSOCIATES, A NEVADA LIMITED PARTNERSHIP

in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

CONRAD ANDERSON, ALSO KNOWN AS CONRAD WESLEY ANDERSON AND PATRICIA ALICE ANDERSON, ALSO KNOWN AS PATRICIA VANDER STUCKEN, TRUSTEES OF THE CONRAD AND PATRICIA ANDERSON 1987 TRUST DATED JANUARY 16, 1987

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 DESCRIPTION SHEET ATTACHED HERETO AND MADE A PART HEREOF

SAID USE AND LANDSCAPE EASEMENT EXCLUDES THE RIGHT TO USE OR IMPACT IN ANY MANNER THE ADJACENT WALL OF THE NEIGHBORING HOME AND IS ALSO SUBJECT TO THE NEIGHBORING HOMEOWNER'S RIGHT TO REASONABLE ACCESS FOR PURPOSES FOR MAINTAINING THAT PORTION OF THE HOMEOWNER'S HOUSE IMMEDIATELY ADJACENT TO PARCL II.

APN No. 17-381-02

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 30th day of June, 1996.

STATE OF NEVADA

County of Carson City

On May 30, 1996 personally appeared before me, a Notary Public, Paul Starn

who acknowledged that he executed the above instrument.

Carol Costa Notary Public

GENOA LAKES ASSOCIATES BY: Paul Starn, President of Ryder Homes of Nevada, General Partner of Genoa Lakes Associates

ORDER NO. S61590TO ESCROW NO. C14923CAC

WHEN RECORDED MAIL TO: CONRAD ANDERSON, TRUSTEE 1596 ST. ANDREWS DRIVE REDDING, CALIFORNIA 96003



The grantor(s) declare(s): Documentary transfer tax is \$409.50 (XX) 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:

CONRAD ANDERSON, TRUSTEE 1596 ST. ANDREWS DRIVE REDDING, CALIFORNIA 96003

SCARPELLO & ALLING ATTORNEYS AT LAW

CARSON CITY OFFICE 600 E. WILLIAM ST., #301 CARSON CITY, NV 89701 (702) 882-4577

LAKE TAHOE OFFICE KINGSBURY SQUARE P.O. BOX 3390 STATELINE, NV 89449 (702) 588-6676

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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:

Parcel I

Lot 17 Block B as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development. Recorded June 2, 1994 in the Official Records of Douglas County Nevada as Document Number 338683

A.P.N. 17-381-02

Parcel II

That certain Exclusive use and Landscape Easement described as follows:

Commencing at the Southwesterly corner of Unit 17 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears North 61°37'57" East, 51.76 feet from Tie Point 'B' as shown on the Genoa Lakes Phase 2 Final Map; thence South 77°29'34" East, along the Southerly line of said Unit 17, 63.67 feet to the TRUE POINT OF BEGINNING; thence South 77°29'34" East, 28.68 feet to a point on the Easterly boundary line of said Genoa Lakes Phase 2 Final Map; thence North 24°44'35" East, along said Easterly boundary line, 59.79 feet; thence North 65°15'25" West, 31.99 feet to the Southeasterly corner of Unit 16 of said Genoa Lakes Phase 2 Final Map; thence North 65°15'25" West, along the Southerly line of said Unit 16, 29.67 feet; thence South 24°44'35" West, 4.00 feet; thence North 65°15'25" West, 30.00 feet; thence South 10°46'13" West, 18.95 feet to a point on the Northerly line of said Unit 17; thence along the Northerly and Easterly boundary lines of said Unit 17 the following 6 courses:

1. South 77°29'34" East, 35.33 feet;
2. South 12°30'26" West, 12.33 feet;
3. South 77°29'34" East, 3.67 feet;
4. North 12°30'26" East, 25.33 feet;
5. South 77°29'34" East, 9.50 feet;
6. South 12°30'26" West, 17.33 feet to the TRUE POINT OF BEGINNING.

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

96 JUN -7 AM 1:45

LINDA SLATER
RECORDER

\$800 PAID *KS* DEPUTY

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