

# GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That **DENNIS M. MCLAUGHLIN**, an unmarried man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **ROBERT S. MCLAUGHLIN AND BETTY N. MCLAUGHLIN, husband and wife as joint tenants**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **City of Gardnerville** County of **Douglas** State of Nevada, bounded and described as follows: **SEE EXHIBIT "A" ATTACHED HERETO AND 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.

DATE: **October 01, 1996**

**DENNIS M. MCLAUGHLIN**

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



**STEWART TITLE OF DOUGLAS COUNTY**

STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss.

On OCT. 2, 1996, personally appeared before me, a Notary Public, DENNIS M. MCLAUGHLIN personally known or proved to me to be the person(s) whose name(s) is/are subscribed to the above instrument and who acknowledged that she/he/they executed the instrument. **WITNESS my hand and official seal.**

(This area above for official notarial seal)

Signature   
Notary Public

RECORDING REQUESTED BY:

**STEWART TITLE COMPANY**

WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:

**Mr. and Mrs. McLaughlin same  
1182 Manhattan Way  
Gardnerville, Nevada 89410**

**397833**

**BK1096PG0271**

Order No.: 96011344

## LEGAL DESCRIPTION

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

## PARCEL 1:

Lot 28, Block G, as said Lot and Block are shown on the Amended map of RANCHOS ESTATES, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, as Document No. 62493.

## PARCEL 2:

All that certain lot, piece, parcel of portion of land situate, lying and being within the East 1/2 of Section 17, Township 12 North, Range 20 East, M.D.B.&M., douglas County, Nevada particularly described as follows:

A lot line adjustment between Lot 28, Block G as shown on the Amended Map of Ranchos Estates filed for record in Book 1072, at Page 642, as Document No. 62493, Official Records of Douglas County, Nevada; and the lands of Bing Construction Co. as described in deed filed for record in Book 988 at Page 2125, as Document No. 186378 Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates, North 89°45'31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00°11'05" East a distance of 24.00 feet; thence leaving said centerline extension, South 89°45'31" West a distance of 206.21 feet; thence North 12°54'25" East a distance of 24.65 feet to the Southwest corner of said Lot 28; thence along the South line of said lot South 89°45'31" West a distance of 170.63 feet to the Southeast corner of said lot and the POINT OF BEGINNING.

## EXCEPTING THEREFROM:

COMMENCING at the Southeast corner of said Lot 28 which point is the TRUE POINT OF BEGINNING; thence along the South boundary line of said Amended Ranchos Estates; North 89°45'31" East a distance of 30.00 feet to the centerline of Manhattan Way; thence along the extension of said centerline South 00°11'05"

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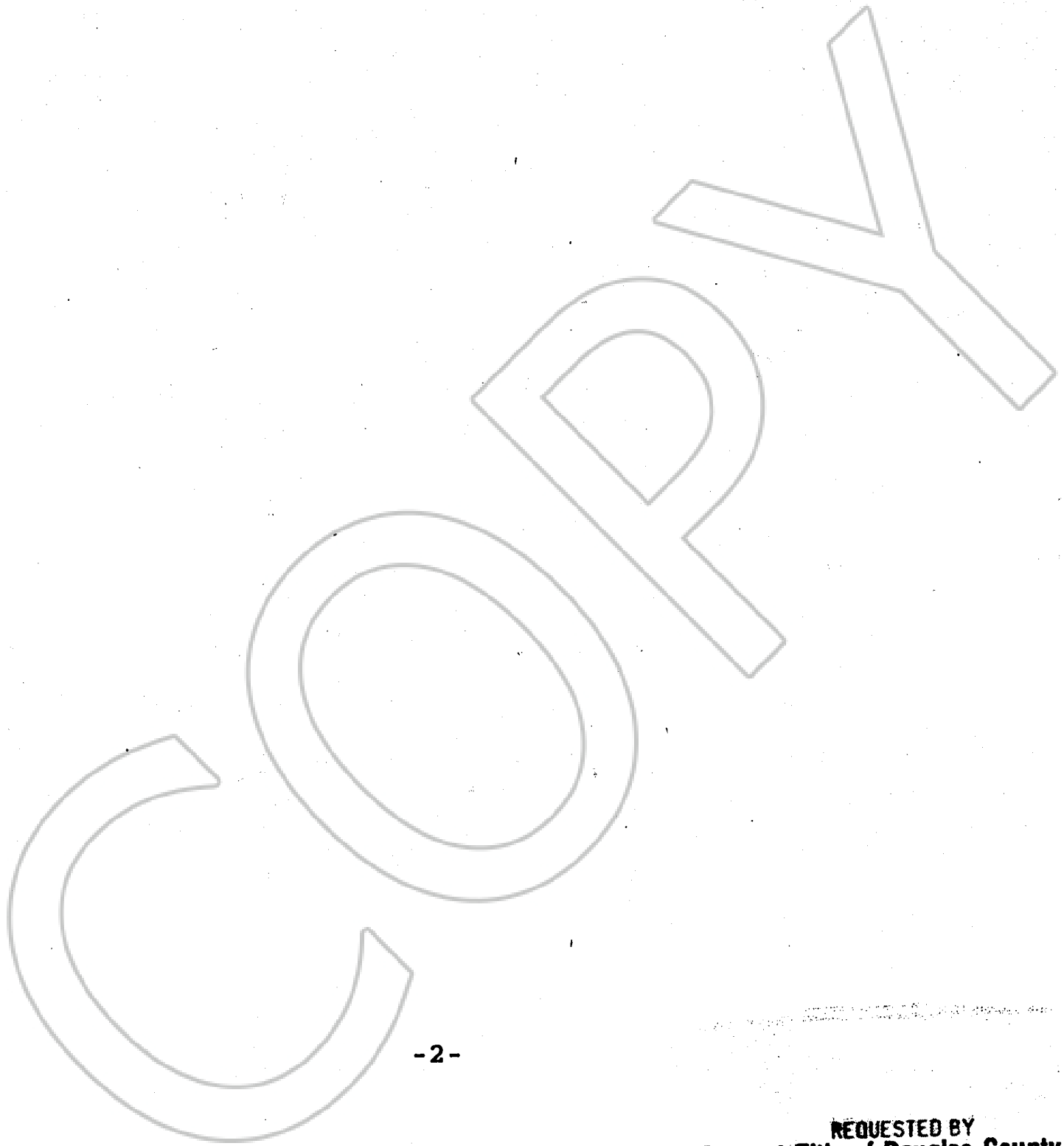
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Order No. 96011344

East a distance of 24.00 feet; thence leaving said centerline extension; South 89°45'31" West a distance of 30.00 feet; thence North 00°11'05" West a distance of 24.00 feet to the POINT OF BEGINNING.

Assessors Parcel No. 27-611-11



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REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 OCT -2 P3:37

LINDA SLATER  
RECORDER

\$ <sup>900</sup> PAID *Bh* DEPUTY

**397833**

**BK 1096PG0273**