

R.P.T.T. 362.70
Full Value

ESCROW NO. 97070320

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That RONALD SIMEK, an unmarried man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to SUE WILSON, an unmarried woman

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** 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: **February 10, 1997**

Ronald Simek
RONALD SIMEK

STATE OF NEVADA }
COUNTY OF Douglas } ss.

On February 10, 1997, personally appeared before me, a Notary Public, Ronald Simek 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.

Signature L. Hendrick
Notary Public

(This area above for official notarial seal)



RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

Grantee
P. O. Bxo 286
GENOA, NV. 89411

MAIL TAX STATEMENTS TO:

Same as Grantee

0406995
BK0297PG2799

LEGAL DESCRIPTION

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

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928; thence along the West line of said Section 6 South 00 degree 02'19" East, 2606.02 feet;

thence North 89 degrees 38'29" East, 1100.97 feet to THE POINT OF BEGINNING;

thence along the centerline of an existing irrigation ditch the following four courses:

North 08 degrees 52'51" West, 322.93 feet;

North 06 degrees 17'16" East, 220.80 feet;

North 88 degrees 24'05" East, 479.39 feet;

North 00 degree 44'21" West, 874.21 feet;

thence along the South line of an existing 41 foot ditch irrigation and maintenance easement as shown on the Land Division Map for Ronald L. Simek as recorded in the Office of Recorder, Douglas County, Nevada in Book 693, at Page 7076 as Document No. 311336 North 89 degrees 11'09" East, 437.52 feet;

thence along said South line of exiting ditch easement North 89 degrees 27'44" East, 108.59 feet;

thence along the arc of a curve to the left having a radius of 200.00 feet, central angle of 37 degrees 05'13" and a arc length of 129.46 feet;

thence North 52 degrees 22'31" East, 70.89 feet;

thence along the arc of a curve to the right having a radius of 250.00 feet, central angle of 37 degrees 05'13" and an arc length of 161.82 feet;

thence North 89 degrees 27'44" East, 44.77 feet to a point on the West right-of-way of State 88;

thence along said West line of State Route 88 South 00 degree 31'12" East, 1560.54 feet;

thence South 89 degrees 34'29" West, 1268.03 feet;

thence South 89 degrees 38'29" West, 105.91 feet to the POINT OF BEGINNING,

Assessors Parcel No. 19-100-26

Continued on next page

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Order No. 97070320

Said land is also shown as Adjusted Parcel A on that certain Record of Survey to support a boundary line adjustment for Ronald Simek filed for record on January 24, 1995, in Book 195, Page 3157, as Document No. 354909 in the office of the Douglas County Recorder, State of Nevada, Official Records.

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

COPY

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

'97 FEB 20 P3:20

0406995

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LINDA SLATER
RECORDER
\$ 9.00 PAID ka DEPUTY