## ull Valer

## **GRANT, BARGAIN and SALE DEED**

THIS INDENTURE WITNESSETH: That STEVE L. SHAFFER AND JANAE Z. SHAFFER, HUSBAND AND WIFE AS JOINT TENANTS

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JOHN PAGEN AND TAMARA PAGEN, HUSBAND AND WIFE 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 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.

April 07, 1997 DATE:

STATE OF MILL MO

Signed and sworn to (or affirmed) before me on by STEVE L. SHAFFER and JA by

(This area above for official notarial seal)

OFFICIAL SEAL MARY H. KELSH

NOTARY PUBLIC - NEVADA DOUGLAS COUNTY

ent expires February 13, 1999

Signature

Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

JOHN PAGEN SAME AS ABOVE

1530 WILDFLOWER

GARDNERVILLE, NV 89410

MAIL TAX STATEMENTS TO:

0412803 BK 0 5 9 7 PG 3 0 0 7

## EXHIBIT "A"

## 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, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel A as shown on the Parcel Map for Steve Shaffer filed for record August 29, 1977 in Book 877 at Page 1783 as Document Number 12401, Official Records of Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of said Parcel A which point is the TRUE POINT OF BEGINNING; thence along the West line of said Parcel A North 00°24′00" East a distance of 150.19 feet; thence leaving said West line South 89°45′13" East a distance of 330.74 feet to a point on the East line of said Parcel A, which line is also the centerline of East Valley Road; thence along said East line South 00°33′00" West a distance of 150.74 feet to the Southeast corner of said Parcel A; thence along the South line of said Parcel A North 89°39′29" West a distance of 330.35 feet to the TRUE POINT OF BEGINNING.

Said land is also shown as Adjusted Parcel A on that certain Record of Survey to support a Boundary Line Adjustment for Steve L. and Janae Z. Shaffer recorded May 15, 1997 in Book 597, Page 2653 as Document No. 412644, Official Records of Douglas County, Nevada.

Portion of Assessors Parcel No. 23-500-21

Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO... NEVADA

'97 MAY 19 P3:44

0412803 BK0597PG3008 LINDA SLATER
RECORDER

\$ 800 PAID A DEPUTY