

Order No. 202558KB

Escrow No. 202558KB

WHEN RECORDED MAIL TO:

GRANTEE HEREIN
1619 HERON COVE COURT
GARDNERVILLE, NV 89410

RPTT \$0.00 Exempt # 3

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JAMES E. HALSEY AND FRANKI L. HALSEY, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

do(es) hereby GRANT, BARGAIN and SELL to

JAMES EDWARD HALSEY AND FRANKI LYNN HALSEY, husband and wife as joint tenants with right of survivorship

the real property situate in the County of DOUGLAS

, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

APN 23-295-83

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated April 23, 1998

STATE OF NEVADA

COUNTY OF DOUGLAS

} SS

On 4-24, 19 98

personally appeared before me, a Notary Public (or judge or other authorized person, as the case may be),
JAMES E. HALSEY AND FRANKI L. HALSEY

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

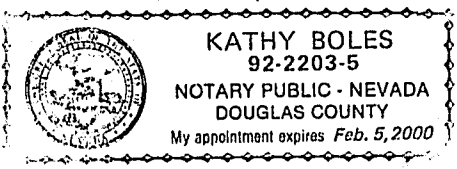
James E. Halsey

JAMES E. HALSEY
Franki L. Halsey

FRANKI L. HALSEY

Kathy Boles

Signature



438724

BK0598PG0131

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece, parcel or portion of land situated, lying and being within the southwest 1/4 of Section 26, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the most westerly corner of Parcel 2 as shown on Parcel Map #2 for Michael and Mary Jarrett filed for record in Book 891 at page 2279 as document number 257812, Official Records of Douglas County, Nevada; thence along the northwesterly boundary line thereof North $30^{\circ} 17' 49''$ East a distance of 392.97 feet to the TRUE POINT OF BEGINNING; thence leaving said line North $58^{\circ} 14' 29''$ West a distance of 259.99 feet to a point on the westerly line of A.P.N. 23-295-06 as shown on the Record of Survey #3 to Accompany a Boundary Line Adjustment for Michael and Mary Jarrett, filed for record in Book 691, page 4958 as document number 254161, Official Records of Douglas County, Nevada; thence along the boundary lines as shown on said map North $23^{\circ} 29' 52''$ East a distance of 391.06 feet; thence North $89^{\circ} 57' 54''$ East a distance of 365.01 feet; thence South $00^{\circ} 00' 43''$ East a distance of 234.81 feet; thence South $89^{\circ} 57' 54''$ West a distance of 25.53 feet; thence South $00^{\circ} 00' 43''$ East a distance of 228.88 feet; thence leaving said boundary line South $47^{\circ} 27' 54''$ West a distance of 145.55 feet; thence North $90^{\circ} 00' 00''$ West a distance of 59.92 feet; thence North $58^{\circ} 14' 29''$ West a distance of 126.16 feet to the TRUE POINT OF BEGINNING.

Together with a private access easement 30.00 feet in width lying adjacent to, parallel with and easterly of the following described line with the sideline thereof being lengthened or shortened as the case may be to meet the intersecting boundary line:

Commencing at the most westerly corner of aforesaid Parcel 2; thence northwesterly along the right-of-way line of Herron Cove Court through a curve to the left whose radius point bears S $30^{\circ} 17' 49''$ W, 45.00 feet distant with a central angle of $30^{\circ} 18' 56''$ and an arc length of 23.81 feet and whose chord bears N $74^{\circ} 50' 38''$ W a distance of 23.53 feet to the TRUE POINT OF BEGINNING of this 30.00 foot wide private access easement; thence leaving said right-of-way line North $00^{\circ} 00' 43''$ West a distance of 469.99 feet to the terminus point of this 30.00 foot wide private access easement.

The Basis of Bearing of this description is the northwesterly line of Parcel 2, which bears North $30^{\circ} 17' 49''$ East as shown on Parcel Map #2; for Michael and Mary Jarrett filed for record in Book 891 at page 2279 as document number 257812, Official Records of Douglas County, Nevada.

Together with an easement for ingress and egress and incidental purposes more particularly described in the certain instrument recorded June 8, 1991, Book 691, Page 4933, Document No. 254155, Official Records of Douglas County, Nevada.

Together with an appurtenant 50 foot easement for access and utility purposes as set forth in that certain easement Deed executed by HUK-SHOT LTD., recorded August 13, 1985, Book 885, Page 1296, Document No. 121436, Official Records of Douglas County, Nevada.

Further together with all those certain access and utility easements for ingress and egress as set forth on that certain Record of Survey of Nevis Industries, Inc., filed for record in the Office of the County Recorder of Douglas County, Nevada, as Document No. 51917, of Official Records.

COPY

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 MAY -1 P3:12

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LINDA SLATER
RECORDER
\$9.00 PAID *KJ* DEPUTY