

Order No. 203244MB

Escrow No. 203244MB

WHEN RECORDED MAIL TO:

KAREN L. MC ENTIRE
P. O, BOX 11858
ZEPHYR COVE, NEVADA 89448

R.P.T.T. \$ 351.00

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JAMES D. COPELAND AND BOBBIE S. COPELAND, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to
KAREN L. MC ENTIRE, an unmarried woman

the real property situate in the County of DOUGLAS, State of Nevada, described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF
AP#07-263-09

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 May 29, 1998

STATE OF NEVADA

COUNTY OF DOUGLAS

} SS

James D. Copeland
JAMES D. COPELAND

Bobbie S. Copeland
BOBBIE S. COPELAND

On May 29, 19 98
personally appeared before me, a Notary Public (or
judge or other authorized person, as the case may be),
James D. Copeland and Bobbie S. Copeland

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.

Marilyn L. Bigham
Signature



0441124

BK0698PG0527

EXHIBIT "A"
DESCRIPTION

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

A portion of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, which corner is located South 0°05'03" East, a distance of 1,309.03 feet from the corner common to Sections 13, 14, 23 and 24 in Township 13 North, Range 18 East, M.D.B.&M.; thence along the North line of said Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, North 89°44'21" West, a distance of 274.55 feet to the TRUE POINT OF BEGINNING; thence continuing along said 1/64th line North 89°44'21" West, a distance of 124.98 feet; thence South 0°07'18" East, a distance of 100.00 feet; thence South 58°52'23" East, a distance of 146.19 feet to a point which bears South 0°07'18" East from the TRUE POINT OF BEGINNING; thence North 0°07'18" West, a distance of 175.00 feet to the POINT OF BEGINNING.

Together with a 10 foot wide non-exclusive access and egress easement over and across the Southwest corner of Parcel No. 4, as conveyed to JAMES D. COPELAND, et ux, in Deed recorded September 2, 1976 in Book 976, at Page 124, as Document No. 02925 of Official Records; the centerline of said easement is described as follows:

A portion of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 13 North, Range 18 East, M.D.B.&M., being more particularly described as a portion of Parcel No. 4 of the Amended Parcel Map of SUMMIT CREEK as recorded in the office of the County Recorder and as Assessors Parcel No. 7-263-10, more fully described as follows:

A 20 foot wide non-exclusive access and egress easement over and across the Southeast corner of said Parcel 4 lying 5' Southeasterly and 15' Northeasterly of the following described line:

COMMENCING at the Southwest corner of said Parcel No. 4; thence North 0°06'47" West, a distance of 48.92 feet to the TRUE POINT OF BEGINNING; thence South 58°52'23" East along the centerline of said 10 foot wide easement, a distance of 39.39 feet more or less to a non-tangent point on a curve the center of which bears North 57°27'24" West, a distance of 40.00 feet said point being the terminus of said easement and being on the Northwesterly right of way of a 40 foot road within said Parcel No. 4.

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO.: NEVADA

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LINDA SLATER
RECORDER

\$ 900 PAID BL DEPUTY