

R.P.T.T. \$0.00 # 6

ESCROW NO. \_\_\_\_\_

### GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That JOHN H. CULPEPPER, a married man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to CAROL L. CULPEPPER, a married woman as her sole and separate property

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 MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY...

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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 27, 1998

*John H. Culpepper*  
JOHN H. CULPEPPER

STATE OF Washington }  
COUNTY OF Whatcom } ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
by, JOHN H. CULPEPPER

Signature *Julie Pepperwood*  
Notary Public 3-28-98

(This area above for official notarial seal)



RECORDING REQUESTED BY:

HEREIN PARTIES  
WHEN RECORDED MAIL TO:  
✓ CAROL L. CULPEPPER  
P.O. Box 898  
MINDEN, NV. 89423

MAIL TAX STATEMENTS TO:  
SAME

0441775

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# EXHIBIT "A"

## LEGAL DESCRIPTION

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 13 North, Range 21 East, M.D.B. & M., more particularly described as follows:

Parcel A, as set forth on that certain Parcel Map for SONJA M. SCOTT, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 11, 1981, as Document No. 53478, of Official Records.

Assessor's Parcel No. 23-160-22

### DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

That portion of the Northwest quarter of Section 29, Township 13 North, Range 20 East, M.D.B. & M., described as follows:

COMMENCING at the South quarter corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M.; thence North  $44^{\circ}45'27''$  East 3764.09 Feet to the Southwest corner of the property as conveyed to C. J. Bledsoe, et al, recorded May 7, 1965 in Book 31, Page 246, Official Records of Douglas County, State of Nevada; thence along the Southerly line of said property North  $89^{\circ}54'12''$  East a distance of 687.31 Feet to the Southwest corner of the H. H. Godecke property; thence South  $89^{\circ}29'26''$  East along the Southerly line of the Godecke property 324.29 Feet to the Southeast corner of the Godecke property; thence South  $89^{\circ}00'49''$  East along the Southerly line of said property as conveyed to C. J. Bledsoe, et al, a distance of 990.54 Feet to the True Point of Beginning; thence North  $0^{\circ}59'11''$  East a distance of 181.09 Feet to the Northeast corner of the hereindescribed parcel; thence North  $89^{\circ}00'49''$  West a distance of 240.55 Feet to the Northwest corner; thence South  $0^{\circ}59'11''$  West a distance of 181.09 Feet to the Southwest corner; thence South  $89^{\circ}00'49''$  East a distance of 240.55 Feet to the True Point of Beginning.

TOGETHER WITH an easement for ingress and egress over and across an existing roadway 20.0 feet in width, lying North of, parallel with and adjacent to the following described line:

BEGINNING at the Southeast corner of the Northwest Quarter of said Section 29, being the Southeast corner of the parcel conveyed to C. J. Bledsoe, et al, by deed recorded May 7, 1965, in Book 31 of Official Records, at page 246, Douglas County, Nevada, records; thence North  $89^{\circ}00'49''$  West along the Southerly line of said parcel conveyed to Bledsoe, et al, to the Easterly line of the above-described parcel.

Assessor's Parcel No: 25-020-10

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COPY

REQUESTED BY  
*Carol Culpepper*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 JUN 11 P12:32

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LINDA SLATER  
RECORDER  
\$ 9.00 PAID 2 DEPUTY