

**Recording Requested By:** )  
 Robert S. Hardy )  
 )  
**When Recorded Mail To:** )  
 Robert E. Armstrong, Esq. )  
 Post Office Box 2670 )  
 Reno, Nevada 89505 )  
 )  
**Mail Future Tax Statements To:** )  
 Robert S. Hardy, Trustees )  
 P. O. Box 12368 )  
 Zephyr Cove, Nevada 89448 )

*Space above for recorder's use*

APN:

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T. \$     #8    

ROBERT S. HARDY, a married man, as his sole and separate property, does hereby grant, bargain, sell, and convey unto ROBERT S. HARDY, AS TRUSTEE OF THE ROBERT S. HARDY TRUST (U/D/T: February 1, 1999), and to its successors and assigns, all his right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto as a part hereof.

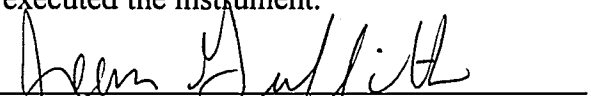
**TOGETHER WITH**, all and singular, the tenements, the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

**DATED:** This 1<sup>st</sup> day of February, 1999.

  
 \_\_\_\_\_  
 ROBERT S. HARDY, Grantor

STATE OF NEVADA        )  
                                   : ss.  
 COUNTY OF WASHOE     )

On this 1<sup>st</sup> day of February, 1999, personally appeared before me, a notary public, ROBERT S. HARDY, 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.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

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**EXHIBIT "A"**

**PARCEL 1:**

All that portion of Parcel "A" as shown on the Map of SKYLAND SUBDIVISION NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958, as Document No. 12967, described as follows:

COMMENCING at the Northwest corner of Lot 31 in said subdivision; thence West, 40.22 feet; South 54°02' West, 139.62 feet; and South 15°33' West, a distance of 34.00 feet to the TRUE POINT OF BEGINNING; thence along the Westerly and Southerly line of said Parcel A the following courses and distances: South 15°33' West, 85.57 feet; South 41°44'40" East, 87.12 feet; North 47°37'40" East 77.15 feet; thence South 45°21'00", East 60.10 feet; thence North 03°03'50" West, 101.73 feet; thence North 74°27'00" West, 134.30 feet to the POINT OF BEGINNING. Assessor's Parcel No. 05-051-12

SUBJECT TO AND TOGETHER WITH a permanent easement for parking, ingress, egress and utility purposes over and including all that property described as Parcel 2 in the Deed from Ferdie Sievers, et ux, to Rudolph S. Gersick, et ux, recorded February 6, 1964 in Book 22, Page 135, Document No. 24368, Official Records of Douglas County State of Nevada, and as adjudged in Judgment in the Second Judicial District Court of the State of Nevada in and for the County of Washoe, Case No. 309246 as recorded April 15, 1977 in Book 477, Page 784, Document No. 08491, Official Records of Douglas County, State of Nevada. Said easement is to be used jointly with the other owners of Parcel A of Skyland Subdivision No. 1, their heirs, successors, assigns, guests and invitees.

"Excepting any portion of the above described property lying below the 6229.00 foot level of Lake Tahoe and also excepting any artificial accretions to said land waterward of said land or natural ordinary high water or, if lake level has been artificially lowered. Excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the State or by quiet title action in which the State is a party."

**PARCEL 2:**

TOGETHER WITH a non-exclusive right-of-way for access to the waters of Lake Tahoe and for beach and recreational purposes as set forth in Deed recorded February 5, 1950, in Book 1, Page 268, File No. 15573, Official Records.

REQUESTED BY  
*Robert E Armstrong, Esq*  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

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LINDA SLATER  
RECORDER  
PAID DEPUTY