

Order No. \_\_\_\_\_

Escrow No. 205117KP 205579KP

WHEN RECORDED, MAIL TO:

Mr. and Mrs. Kirk Keller  
P.O. Box 1399  
Zephyr Cove, NV 89448

Exempt ~~\$10~~ \$0.00 <sup>89</sup>

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
K & C KELLER, L.C.

do(es) hereby GRANT, BARGAIN and SELL to

KIRK R. KELLER AND CYNTHIA S. KELLER, husband and wife as Joint Tenants with  
right of survivorship and not as tenants in common  
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

A.P. NO. 07-332-08

THIS INSTRUMENT IS BEING RECORDED AS AN  
ACCOMMODATION ONLY. NO LIABILITY, EXPRESS  
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY  
OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY,  
UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.  
FIRST AMERICAN TITLE COMPANY OF NEVADA

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.

K & C KELLER, L.C.

Dated January 7, 1999

Kirk R Keller  
Cynthia S. Keller  
Cynthia S Keller

STATE OF NEVADA )  
County of Douglas ) : ss.

On February 23, 1999  
January 11, 1999 personally  
appeared before me, a Notary Public,  
KIRK R. KELLER  
CYNTHIA S. KELLER



who acknowledged that they executed  
the above instrument.

Karen Pawloski  
Notary Public

0461800

1748 (2/71)

BK0299PG4797

DESCRIPTION

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

The land referred to in this policy is situated in the State of Nevada, County of Douglas and is described as follows:

PARCEL I

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

A Parcel of land lying wholly within the Southwest  $\frac{1}{4}$  of Section 24, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Commencing at the  $\frac{1}{4}$  Section Corner common to Sections 24 and 25, Township 13 North, Range 18 East, M.D.B.&M., thence from said point of commencement North  $0^{\circ}03'36''$  East along the Easterly line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 24 1,301.52 feet; thence North  $89^{\circ}01'52''$  West along the Northerly line of said Southeast  $\frac{1}{4}$  471.70 feet to the TRUE POINT OF BEGINNING; thence from said Point of Beginning South  $49^{\circ}59'02''$  West 226.51 feet; thence South  $6^{\circ}39'41''$  West 153.50 feet; thence South  $82^{\circ}03'39''$  West 112.18 feet; thence North  $0^{\circ}03'36''$  East 320.26 feet to a point on the Northerly line of said Southeast  $\frac{1}{4}$ ; thence South  $89^{\circ}01'52''$  East along said line 312.00 feet to the Point of Beginning.

EXCEPTING THEREFROM all that portion of said land conveyed to Louis Monteleone, et ux, in Deed recorded October 16, 1972, in Book 1072, at Page 362, as Document No. 62321, of Official Records of Douglas County, Nevada.

PARCEL II

That certain easement for roadway and utility purposes 30 feet in width, the Northwesterly line of which is more particularly described as follows:

Beginning at the point of beginning of the herein described land; thence from said point of beginning South  $49^{\circ}59'02''$  West 226.51 feet to the termination of the herein described line, together with the extension of the Southeasterly line of the herein described easement to said Northerly line of said Southeast  $\frac{1}{4}$  and the Westerly line of the hereinabove described land.

PARCEL III

That certain appurtenant easement 30 feet in width for roadway and utility purposes over and across the following described parcel of land, to wit:

(Legal Description Continued...)

All that real property situated in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, Township 13 North, Range 18 East, M.D.B.&M., being more particularly described as follows:

Commencing at the  $\frac{1}{4}$  corner common to Sections 24 and 25, Township 13 North, Range 18 East, M.D.B.&M.; thence along the centerline of Section 24 North  $00^{\circ}03'36''$  East a distance of 1,301.52 feet to the Southeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, thence North  $89^{\circ}01'52''$  West a distance of 440.35 feet to the True Point of Beginning; thence along the centerline of said easement the following courses; North  $16^{\circ}45'03''$  East a distance of 28.70 feet; thence along a tangent curve to the right, having a radius of 235.80 feet, an arc distance of 125.08 feet; thence along a line tangent to the preceding curve North  $47^{\circ}14'52''$  East a distance of 122.50 feet; thence along a tangent curve to the left, having a radius of 175.00 feet, an arc distance of 98.71 feet; thence along a line tangent to the preceding curve North  $14^{\circ}55'41''$  East a distance of 48.00 feet to the intersection with the Southerly right-of-way line of State Highway 19, also known as Kingsbury Road.

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

'99 FEB 24 A11 :19

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LINDA SLATER  
RECORDER  
\$ 9.00 PAID *LS* DEPUTY