

R.P.T.T. ~~\$262.60~~ <sup>NS</sup> ~~254.70~~ 262.60  
Full Value

ESCROW NO. 99020217

**GRANT, BARGAIN and SALE DEED**

THIS INDENTURE WITNESSETH: That **NORMAN EARL THOMAS AND MARY ANN THOMAS, HUSBAND AND WIFE**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **PAMELA R. SCHWERDT, A SINGLE WOMAN**

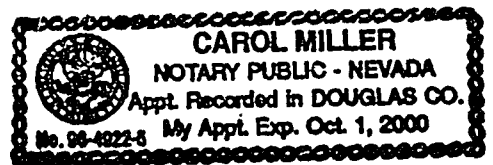
and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of **DOUGLAS** State of Nevada, bounded and described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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: **April 22, 1999**

*[Signature]*  
**NORMAN EARL THOMAS**  
*[Signature]*  
**MARY ANN THOMAS**

STATE OF Nevada }  
  } ss.  
COUNTY OF DOUGLAS }



This instrument was acknowledged before me on 5-4-99,  
by NORMAN EARL THOMAS and MARY ANN THOMAS

(This area above for official notarial seal)

Signature Carol Miller  
Notary Public

RECORDING REQUESTED BY:

**STEWART TITLE COMPANY**

WHEN RECORDED MAIL TO:

**PAMELA R. SCHWERDT**

MAIL TAX STATEMENTS TO:

0467298

BK0599PG0513

EXHIBIT "A"

LEGAL DESCRIPTION

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

PARCEL NO. 1:

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

COMMENCING at a point which is the 1/4 Section corner of Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which said point is also the Southeast corner of Lot 30, as shown on the map of PINE RIDGE SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on August 8, 1956; thence North 89°46'00" West, a distance of 50.00 feet to the True Point of Beginning; thence continuing North 89°46'00" West, a distance of 113.52 feet to a point on the West right-of-way line of Pineridge Drive, 50 feet in width, said point also being the Northwest corner of the parcel of land conveyed to ELDON M. PERKINS, et ux, by instrument recorded November 7, 1958, in Book D-1 of Deeds, Page 554, Douglas County, Nevada, record; thence South 00°08'00" West, a distance of 110.37 feet along said right-of-way line to a point of intersection with the Northerly right-of-way line of Kingsbury Grade (80 feet in width); thence along said right-of-way line South 73°54'48" East, a distance of 118.07 feet to a point; thence North 00°08'00" East, a distance of 142.62 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the Westerly 50 feet to the herein-above described parcel land which is commonly known as Pineridge Drive.

Said land more fully shown on that certain Record of Survey Map, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 14, 1976, as Document No. 00231, Official Records.

APN 07-212-010

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0467298

STEWART TITLE  
Guaranty Company

BK0599PG0514

PARCEL NO. 2:

A Portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M.,

Beginning at a point which is the Northeast corner of the parcel and the one-quarter section corner of Sections and 26, Township 13 North, Range 18 East, M.D.B.&M., said point also being the Southeast corner of Lot 30, as shown on the map of PINERIDGE SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on August 8, 1956, thence South 00°08'00" West, a distance of 156.83 feet to a point on the Northerly right-of-way line of Kingsbury Grade (80 Feet in width); thence North 73°54'48" West, a distance of 52.00 feet along said right-of-way line to a point; thence North 00°08'00" East, a distance of 142.62 feet to a point; thence South 89°46'00" East, a distance of 50.00 feet to the Point of Beginning. Said land more fully shown on that certain Record of Survey Map, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 14, 1976, Official Records, as Document No. 00231.

Together with a 15.00 foot wide access and utility easement adjacent to and parallel with the North line of the parcel of land more particularly described as follows:

A Portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M.,

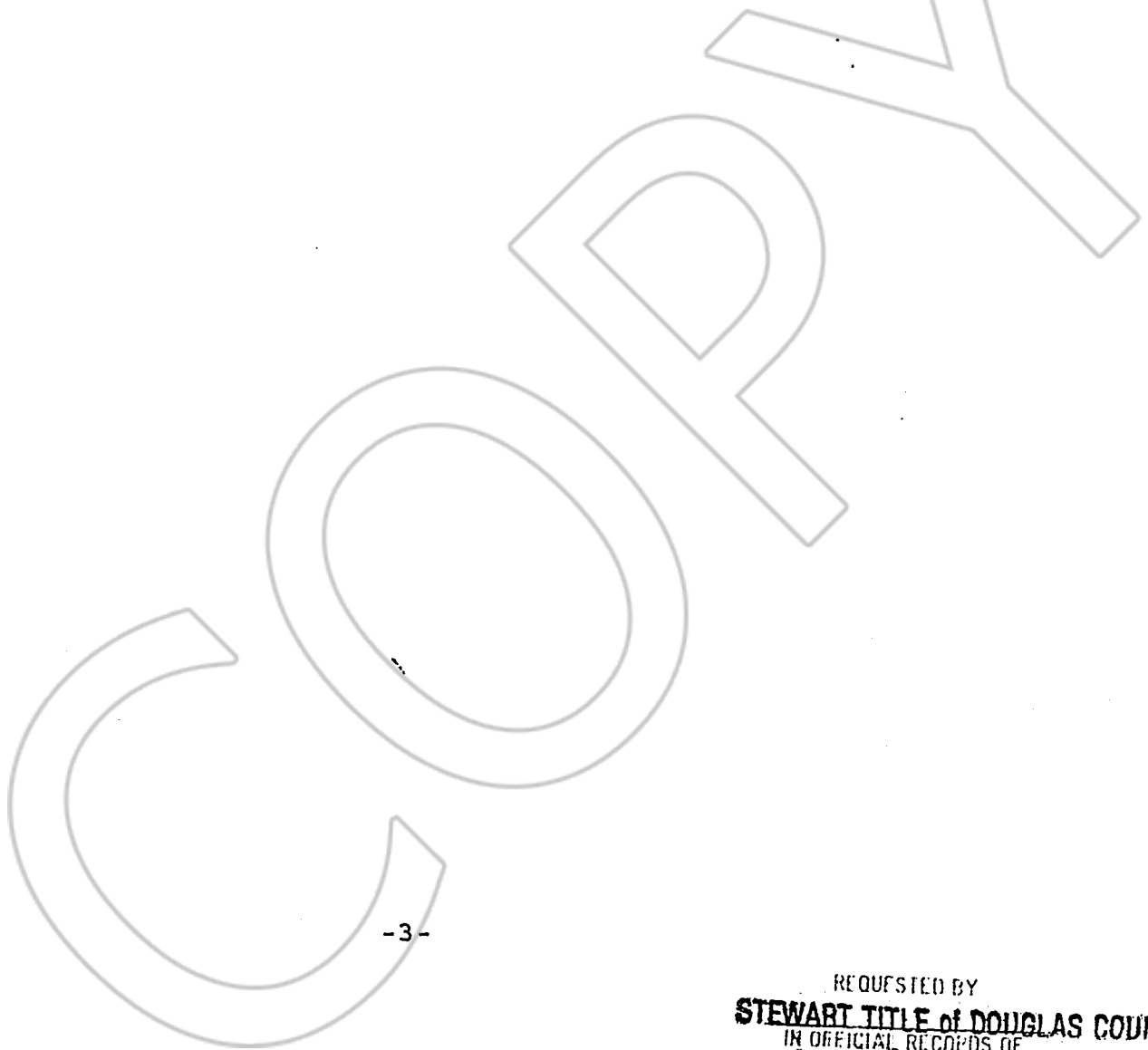
Commencing at a point which is the one-quarter section corner of Section 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which said point is also the Southeast corner of Lot 30, as shown on the map of Pineridge Subdivision, filed in the Office of the County Recorder, Nevada, on August 8, 1956; thence North 89°46'00" West, a distance of 50.00 feet to the True Point of Beginning; thence continuing North 89°46'00" West, a distance of 113.52 feet to a point on the West right-of-way line of Pineridge Drive, 50 feet in width, said point also being the Northwest corner of the parcel of land conveyed to Eldon M. Perkins, et ux, by instrument recorded November 7, 1958, in Book D-1 of Deeds, at page 554, Douglas County, Nevada, records; thence South 00°08'00" West a distance of 110.37 feet along said right-of-way line to a point of intersection with the Northerly right-of-way line of Kingsbury Grade (50 feet in width), thence along said right-of-way line,

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South 73°54'48" East, a distance of 118.07 feet to a point;  
thence North 00°08'00" East, a distance of 142.62 feet to the  
Point of Beginning.

Excepting therefrom the Westerly 50 feet of the herein above  
described parcel of land which is commonly known as Pineridge  
Drive. Said land more fully shown on that certain Record of  
Survey Map, filed for record in the Office of the County  
Recorder of Douglas County, Nevada, on May 14, 1976, of Official  
Records, as Document No. 00231.

APN 07-212-180



REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 MAY -5 A9:51

0467298  
BK0599PG0516

LINDA SLATER  
RECORDER  
\$10<sup>00</sup> PAID: K2 DEPUTY