

R.P.T.T. \$130.00  
Full Value

ESCROW NO. 99071223

### GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That JESS K. PIETRZAK AND ROI M. PIETRZAK,  
husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to  
JOSEPH M. CIRONE AND CYNTHIA L. TATE CIRONE, husband and wife as  
joint tenants

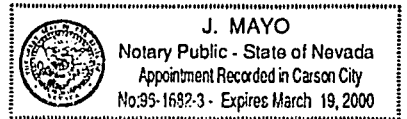
and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area  
County of DOUGLAS State of Nevada, bounded and described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: July 26, 1999

*Jess K. Pietrzak*  
\_\_\_\_\_  
JESS K. PIETRZAK  
*Roi M. Pietrzak*  
\_\_\_\_\_  
ROI M. PIETRZAK

STATE OF Nevada }  
COUNTY OF Douglas } ss.



This instrument was acknowledged before me on 8/12/99  
by JESS K. PIETRZAK and ROI M. PIETRZAK

(This area above for official notarial seal)

Signature *J Mayo*  
\_\_\_\_\_  
Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

Mr. and Mrs. Cirone

| SAME

1709 LANTANA DRIVE  
MINDEN, NV 89423

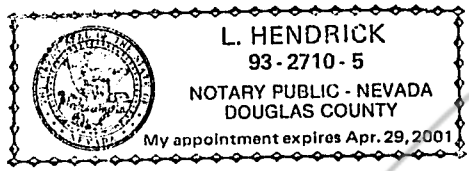
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STATE OF Nevada )

COUNTY OF Douglas ) SS.

This instrument was acknowledged before me on August 12  
1999, by Roi M. Pietrzak



[Signature]  
Notary Public

COPY

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**LEGAL DESCRIPTION**

of

APN 23-260-88

The westerly portion of Parcel 3-A

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of Section 34, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel 3-A as shown on the Parcel Map for William C. Adams and June R. Adams, filed for record in Book 184, at page 5480 as document number 95192, Official Records of Douglas County, Nevada described as follows:

Commencing at the southwest corner of Parcel 3-A as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING; thence along the western boundary line of said Parcel 3-A

North 00°30' 42" West a distance of 302.75 feet to the northwest corner of said Parcel 3-A; thence along the northern boundary line of said Parcel 3-A

North 89°29' 00" East a distance of 49.87 feet to a point on the Old Virginia Ditch easement; thence continuing along said northern boundary line

North 89°41' 53" East a distance of 203.65 feet to a point on the centerline of Orchard Road as shown on aforesaid map; thence along said centerline

South 19°04' 28" East a distance of 251.39 feet to an angle point; thence continuing along said centerline

South 22°05' 55" East a distance of 69.91 feet to a point on the southern boundary line of aforesaid Parcel 3-A; thence along said southern boundary line

South 89°42' 02" West a distance of 308.97 feet to a point on the Old Virginia Ditch easement; thence continuing along said southern boundary line

South 89°40' 23" West a distance of 50.29 feet to the southeast corner of said Parcel 3-A and the TRUE POINT OF BEGINNING and containing 2.12 acres more or less.

Subject to all of the easements affecting the above described parcel as shown on the aforesaid map, which includes a 25 foot public access easement lying southerly and westerly of the centerline of Orchard Road as shown on aforesaid map.

The Basis of Bearing for this legal description in the south line of Parcel 3-A which bears N 89°42'02" E as shown on the Parcel Map for William C. Adams and June R. Adams, filed for record in Book 184, at page 5480 as document number 95192, Official Records of Douglas County, Nevada.

Said Parcel of land more fully imposed on that certain Record of Survey recorded July 21, 1999 in Book 799, at Page 3613, as Document No. 472913.

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

1999 AUG 18 PM 3: 39

LINDA SLATER  
RECORDER

0474795

\$ 10.00 PAID AS DEPUTY

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