

19-042-34

R.P.T.T. \$728.00  
Full Value

ESCROW NO. 99031414

### GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That  
MICHAEL BUFFO AND RENEE A. BUFFO, AS TRUSTEES FOR THE MICHAEL  
AND RENEE BUFFO FAMILY TRUST, dated February 24, 1998

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to  
THOMAS E. CHRISTENSEN AND L. KIM CHRISTENSEN, husband and wife  
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 12, 1999 THE MICHAEL AND RENEE BUFFO FAMILY  
TRUST, dated February 24, 1998

BY: Michael Buffo Trustee  
MICHAEL BUFFO  
TRUSTEE

BY: Reene A. Buffo Trustee  
RENEE A. BUFFO  
TRUSTEE

STATE OF Nevada }  
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 8-16-99  
by, RENEE A. BUFFO



Signature Maryann Begovich  
Notary Public

(This area above for official notarial seal)

RECORDING REQUESTED BY:  
STEWART TITLE COMPANY  
WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:  
MR. & MRS. CHRISTENSEN | SAME

PO Box 189  
Gardnerville, NV. 89410

0474979  
BK0899PG3955

STATE OF NEVADA )

) SS.

COUNTY OF DOUGLAS )

This instrument was acknowledged before me on AUGUST 20, 1999  
199   , by MICHAEL BUFFO



*Maryann Begovich*  
Notary Public

COPY

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# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 99031414

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

### PARCEL 1:

Parcel No. 1 as set forth on the Record of Survey for Denton A. Fricke and Beverly L. Fricke, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 12 North, Range 19 East, M.D.B. & M., filed for record June 8, 1984 in Book 684, Page 797, Document No. 101945, Official Records of Douglas County, State of Nevada.

Commencing at the Southwest corner of Parcel 1, as shown on aforesaid Record of Survey which point is the TRUE POINT OF BEGINNING; thence along the Westerly line of said Parcel 1 North 00°12'00" East a distance of 100.00 feet; thence leaving said line; North 89°50'10" West a distance of 30.00 feet; thence South 00°12'00" West a distance of 100.00 feet to the Southerly line of the aforesaid Fairchild property; thence South 89°50'10" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

### PARCEL 2:

TOGETHER with an easement for ingress, egress and public utilities over the Northerly 11 feet of Parcel 2 as shown on Record of Survey recorded June 8, 1984 in book 684, Page 797, Document No. 101945, Official Records of Douglas County, State of Nevada.

APN 19-042-34

Reference is made to Record of Survey supporting boundary line adjustment Recorded June 22, 1993 in Book 693, at Page 4674, as Document No. 310417.

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

1999 AUG 20 PM 3:40

LINDA SLATER  
RECORDER

\$ 9.00 PAID *PL* DEPUTY

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