

**RECORDING REQUESTED BY:**  
MICHAEL SMILEY ROWE, ESQ.  
1638 Esmeralda Avenue  
Minden, NV 89423

**WHEN RECORDED MAIL TO:**  
WESTWOOD PARK  
HOMEOWNERS' ASSOCIATION  
c/o Joeseoph Schroengohst  
Post Office Box 2516  
Minden, NV 89423

**R.P.T.T. \$**     #3    

**GRANT, BARGAIN AND SALE DEED**

**COMES NOW**, Roy H. McCain, Jr. and Christina M. McCain, husband and wife as joint tenants with right of survivorship, ("Grantor") and the Westwood Park Homeowners' Association ("Grantee"), and upon the following recitals, terms and conditions, and for good and valuable consideration, receipt of which is hereby acknowledged, by this Deed conveys to Grantee, all of the right, title, and interest of Grantor in the property herein described.

**WITNESSETH**

**WHEREAS**, it is Grantor's intention at this time to convey to Grantee, as its sole and separate property, to be held by Grantee as common area within Grantee's Association, in fee, all that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, described hereinbelow; and

**WHEREAS**, it is a condition of Grantor's grant of the described property to Grantee that the grant of the property is to be conditioned upon Grantee's obtaining similar deeds from all 21 owners of lots within Westwood Park Unit IV, Phase B; and upon Grantee's successful exchange of land with the Minden/Gardnerville Sanitation District in an amount equal to the 7,080 square feet of common area in Unit IV, Phase B of Westwood Park conveyed by this deed; and

**WHEREAS**, it is the Grantee's intention to accept from Grantor that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, described hereinbelow, upon the conditions of the Grantor as set forth in the previous recital.

**NOW, THEREFORE**, in recognition of the consideration set forth in this deed, but without monetary consideration exchanged to effectuate a transfer to the Grantee, the acknowledgment of which is hereby made by the Grantor, Grantor conveys to Grantee all that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN AS IF SET FORTH IN FULL.**

which is hereby acknowledged by the Grantor, Grantor conveys to Grantee Grantor's interest in the certain lot, piece or parcel described in Exhibit "A" hereto situated in the County of Douglas, State of Nevada, upon the following conditions:

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1. That Grantee obtain similar deeds from all 21 property owners of lots within Unit IV, Phase B of Westwood Park consenting to the exchange of the portion of common area identified in Exhibit "A" to the Minden/Gardnerville Sanitation District in exchange for a like amount of property to be annexed into Grantee, and contiguous to Unit II of Westwood Park; and

2. Grantor's grant to Grantee is conditioned upon the successful negotiation of a land exchange with the Minden/Gardnerville Sanitation District whereby the property described in Exhibit "A" hereto is exchanged for a like amount of property from Minden/Gardnerville Sanitation District to be annexed to Grantee to be included within Unit II of Westwood Park.

3. Should Grantee be unable to satisfy both conditions set forth within this deed, all grant of the Exhibit "A" property by Grantor to Grantee shall revert to Grantor, and Grantee will take no interest of Grantor thereby.

**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.

DATED: this 15 day of JUNE, 1999.

Roy H. McCain, Jr.  
ROY H. McCAIN, Jr.  
("Grantor")

DATED: this 15 day of June, 1999.

Christina M. McCain  
CHRISTINA M. McCAIN  
("Grantor")

ACKNOWLEDGEMENT

STATE OF NEVADA            )  
  )ss.  
COUNTY OF DOUGLAS    )

On 15<sup>th</sup> day of June, 1999, before me, the undersigned, a Notarial Officer

in and for said County and State, personally appeared Roy H. McCain, Jr. known to me to be

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**WESTWOOD PARK UNIT 4 PHASE B  
ADJUSTED PORTION  
LOT LINE ADJUSTMENT  
LEGAL DESCRIPTION**  
APNs 1320-30-110-16 & 1320-30-110-23.

March 23, 1999

A parcel of land located within a portion of the Northwest one-quarter of Section 30, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwesterly corner of Westwood Park Unit 4 Phase B as shown on the Final Map, Document No. 338620 of the Douglas County Recorder's Office, said point bears S. 01°29'13" E., 494.44 feet from the Northwest corner of Section 30:

thence S. 88°43'39" E., along the Northerly line of said Westwood Park Unit 4, 131.08 feet:

thence S. 43°59'30" W., along an existing fence, 31.54 feet:

thence S. 54°54'46" W., continuing along said fence, 102.48 feet:

thence S. 06°37'07" W., continuing along said fence, 5.68 feet:

thence N. 89°02'12" W., 26.17 feet to a point on the Westerly line of said Westwood Park Unit 4:

thence N. 00°58'56" E., along said Westerly line, 89.73 feet to the POINT OF BEGINNING.

Containing 7080 square feet more or less of common area.

**Basis of Bearing**

The centerline of the south bound lanes of U.S. Highway 395 as shown on the Record of Survey for Slash Bar H Investments, Document No. 357502 of the Douglas County Recorder's Office, (S. 00°59'43" W.).

EXHIBIT "A"

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COPY

REQUESTED BY  
Michael Smiley Rowe  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

1999 SEP 29 AM 11:53

LINDA SLATER  
RECORDER

\$11.00 PAID k2 DEPUTY

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