

A.P. No. 41-010-230
Escrow No. 1999-20415-KJP
R.P.T.T. \$780.00

WHEN RECORDED MAIL TO:

Mr. Kent Grusendorf
3203 Canongate
Arlington, TX 76015

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Herbert W. Tout, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Kent Grusendorf, an unmarried man

the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel I

All that portion of Parcel C as shown on the Record of Survey Lot Line Adjustment for Robert E. Tout, recorded in the Office of the County Recorder May 4, 1990, in Book 590, at Page 661, as Document No.225352 Douglas County Records more particularly described as follows:

Beginning at a point which bears South 00° 01' 18" West 835.86 feet from the Northwest Section Corner of Section 30, Township 13 North, Range 18 East, M.D.M., thence South 44° 35' 39" East 192.21 feet; thence South 00° 01' 18" West 20.00 feet; thence South 16° 45' 00" East 100.00 feet; thence South 40° 12' 20" East 255.55 feet; thence South 62° 26' 27" West 58.91 feet; thence North 20° 29' 05" West 76.24 feet; thence North 56° 12' 32" West 84.09 feet; thence West 130.00 feet; thence North 200.00 feet; thence West 50.00 to a point on the West Section line of Section 30; thence North 00° 01' 18" East 156.87 feet along the West Section line of Section 30 to the Point of Beginning

The basis of bearing of this description is identical to that of the Parcel Map for Nev-Pines Assoc., recorded in the Office of the County Recorder, December 19, 1980 in Book 1280, at Page 1327, as Document No. 51822, Douglas County Records being the bearing North 00° 01' 18" East along the West Section line of Section 30.

As said lands are set forth on Record of Survey for the estate of Robert E. Tout recorded April 20, 1994 as Document No. 360455.

Parcel II

An easement for ingress and egress as set forth in judgement recorded November 15, 1983 in Book 1183, at Page 1387 as Document No. 090939, more particularly described as follows:

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(A) A non-exclusive unimpeded easement for vehicular and pedestrian ingress and egress, twenty-five (25) feet in width, located twelve and one-half (12.5) feet on each side of a centerline described as follows:

Segment 2:

Beginning at the Southerly terminus of Segment 1, said point of beginning being South 32°30'00" West, 650.00 feet from the Southerly end of the centerline of Benjamin Drive as delineated on the Official Map of Kingsbury Estates, Unit No. 2, Official records of Douglas County, Nevada thence South 32° 30' 00" West, 20.00 feet to the beginning of a tangent curve to the left with a central angle of 47° 00' 00" and a radius of 200 feet; thence along said curve an arc distance of 164.00 feet; thence tangent to the said curve South 14° 30' 00" East, 130 feet to the Southerly terminus of Segment 2.

It is the intent of this description that the road improvement and utilities, as they existed on July 1, 1983, are contained within the easement boundaries.

(B) Segment 3:

Beginning at the Southerly terminus of Segment 2, and that certain easement described in Book 875, Page 948, recorded August 22, 1975, in the Official Records of Douglas County, Nevada; thence along the following courses:

South 14° 30' 00" East, 22.00 feet;

South 13° 28' 37" West, 160.60 feet;

South 39° 07' 15" West, 140.84 feet;

South 88° 46' 26" West, 148.40;

South 19° 42' 18" West, 165.31 feet;

North 88° 39' 11" West, 134.85 feet;

North 69°44'20" West, 148.08 feet;

North 86° 14' 54" West, 122.00 feet;

More or less, to a point on the East line of the west one-half of the Northwest one-quarter of Section 30 and the Westerly terminus of Segment 3.

It is the intent of this description that the road improvements and utilities, as they existed on July 1, 1983, are contained within the easement boundaries.

(C) Segment 1;

A non-exclusive unimpeded easement for vehicular and pedestrian ingress and egress twenty-five (25) feet in width, located twelve and one-half (12.5) feet on each side of a centerline described as follows:

Beginning at the Southerly end of the centerline of Benjamin Drive as delineated on the Official Map of Kingsbury Estates, Unit No. 2, Official Records of Douglas County, Nevada; thence along the following courses:

South 32° 30' 00" West, 47.00 feet;

South 49° 30' 00" West, 138.00 feet;

South 64° 45' 00" West, 138.00 feet;

South 28° 45' 00" East, 87.00 feet;

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South 03°15' 00" East, 80.00 feet;
South 19°15' 00" West, 134.00 feet;
South 51° 14' 39" west, 123.67 feet;
To the southerly terminus of Segment 1.

It is the intent of this description that the Westerly edge of the twenty-five (25) foot wide easement conform to the Westerly edge of the pavement for the Boulder Parking Area as such existed on July 1, 1983.

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.

Date Dec 6, 1999

Herbert W. Tout
Herbert W. Tout

State of Nevada
County of Douglas

This instrument was acknowledged before me on December 6, 1999, by
Herbert W. Tout

Karen Pawloski
Notarial Officer



REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 DEC -6 PM 3: 48

LINDA SLATER
RECORDER

\$ 9.00 PAID AS DEPUTY

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