

R.P.T.T. \$201.50  
Full Value

ESCROW NO. 99071253

AP 19-212-38

### GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That ROBERT SHOE SEVERSON AND JUNE ETTIE SEVERSON, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to THOMAS J. SCYPHERS AND KATHLEEN M. SCYPHERS, husband and wife as Joint Tenants

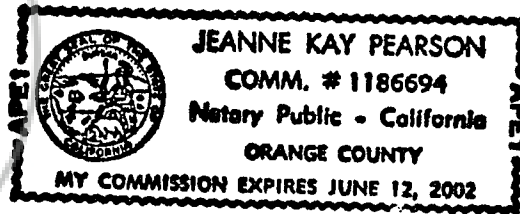
and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas State of Nevada, bounded and described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 27, 1999

ROBERT SHOE SEVERSON

JUNE ETTIE SEVERSON



CALIFORNIA  
STATE OF Nevada }  
                  ORANGE } ss.  
COUNTY OF Douglas }

This instrument was acknowledged before me on 11-24-99  
by, ROBERT SHOE SEVERSON and JUNE ETTIE SEVERSON

(This area above for official notarial seal)

Signature Jeanne Kay Pearson  
Notary Public

RECORDING REQUESTED BY:  
STEWART TITLE COMPANY  
WHEN RECORDED MAIL TO:  
MR. & MRS. SCYPHERS  
1304 W. AYLESBURY CT  
GARDNERVILLE, NV 89410

MAIL TAX STATEMENTS TO:  
| SAME

0482627  
BK 1299PG2767

# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 99071253

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

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 14, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Parcel No. 2 as shown on the Land Division Map for Gerald F. and Pamela F.J. Whitmire as recorded in Book 1286 on Page 552 as Document NO. 146147 and also shown as the Northeast corner of Parcel J as shown on the Record of Survey for "Run Around Ranch" and recorded in Book 373 on Page 133 as Document No. 64581, Douglas County, Nevada, Recorder's Office; thence along the Southerly right-of-way Centerville Lane as shown on said Land Division Map, Document No. 146147, North 89°52'00" West, 310.28 feet to THE POINT OF BEGINNING; thence South 08°04'17" West, 1273.82 feet; thence North 62°25'31" West, 700.65 feet to the Westerly line of Existing Parcel No. 2 of said Land Division Map, Document No. 146147; thence along said Westerly line North 27°34'29" East, 1057.74 feet to the Southerly right-of-way line of Centerville Lane; thence along said right-of-way line South 89°52'00" East, 310.28 feet to THE POINT OF BEGINNING.

A.P.N. 19-212-38

Said Parcel being more fully shown on that certain Record of Survey to accompany lot line adjustment for Gerald F. Whitmire filed for record in the office of the County Recorder of Douglas County, State of Nevada on December 23, 1988 in Book 1288, Page 3152, as Document No. 193174, of Official Records.

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property".

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COPY

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

1999 DEC 15 PM 3: 53

LINDA SLATER  
RECORDER

\$ <sup>9.00</sup> PAID *ks* DEPUTY

0482627

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