RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:

DEMOLSKI BOX 4708 INCLINE VILLAGE NV 89450

	99052739-10	
ESCROW	NO. 99052248	
P P T T	¢ 97.50	
A.P.N. #	1220-10-401-025	
	Full Value	<del></del>

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JERI A. COPPA-KNUDSON, TRUSTEE FOR THE UNITED STATES BANKRUPTCY COURT DISTRICT OF NEVADA FOR CASE NO. BK-N-99-33460, REF: DONALD T. AND CARRIE L. BARONE, BANKRUPT.

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of DOUGLAS State of Nevada, bounded and described as follows:

see exhibit "A"

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: December 27, 1999

JERI A. COPPA-KNUDSON, TRUSTE

STATE OF <u>Nevado</u> } ss. COUNTY OF <u>Washoe</u> }

This instrument was acknowledged before me on /-/O-OO
by, JERI A. COPPA-KNUDSON, TRUSTEE

Signature Notary Public

Laurel DeVincenzi



LAUREL DeVINCENZI Notary Public - State of Nevada Appointment Recorded in Washoe County No: 99-56665-2 - Expires July 1, 2003

0484331 BK0100PG1845 Order No.: 99052739, 99052248

Exhibit "4"

## **LEGAL DESCRIPTION**

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:

#### PARCEL 1:

That portion of the Southwest one-quarter of Section 10, Township 12 North, Range 20 East, M.D.B.M., County of Douglas, State of Nevada, described as follows:

COMMENCING on the Northerly line of Gardnerville Ranchos Unit No. 1 Subdivision, as per map recorded in Book 1 of Maps, File No. 26665, filed November 30, 1964, Official Records of Douglas County, Nevada, at the lot corner common to Lots 9 and 10 of said Subdivision, thence leaving said Northerly line and lot corner North 59°02'10" East, 116.62 feet to the TRUE POINT OF BEGINNING, said point of beginning being on the Easterly line of the parcel of land conveyed to RICHARD D. MAGGACH and SHIRLEY MAGGACH, his wife, as joint tenants, in Deed Recorded January 18, 1971, Book 82, Page 677, Document No. 50922, Official Records of Douglas County, Nevada; thence along the Easterly boundary line of the Maggach's land, North 13°06'20" East, 329.16 feet to the Northeast corner of said parcel Deed to the Maggach's; thence South 76°53'40" East, 455.52 feet; thence South 00°28'53" West, 474.95 feet to the Northerly boundary line of the GARDNERVILLE RANCHOS UNIT #1 SUBDIVISION; thence along said Northerly boundary North 69°15'31" West 211.24 feet to the corner to Lots 10 and 11 of said subdivision, thence leaving said corner and boundary North 56°07'28" West 154.03 feet; thence North 62°39'04" West 212.63 feet to the POINT OF BEGINNING.

APN 1220-10-401-025

Continued on next page

-1-

SCHEDULE A
CLTA PRELIMINARY REPORT
(7/88)

0484331

STEWART TITLE
Guaranty Company

Order No. 99052739, 99052248

### PARCEL 2:

TOGETHER WITH a ten (10) foot appurtenant right-of-way for ingress and egress, the Northerly line of said right-of-way is traversing Parcel's A and B as set forth on Parcel Map recorded April 29, 1991 as Document No. 249548 described as follows:

BEGINNING at the Northwest corner of the Parcel 1: herein-above described; thence North 76°53'40" West 650.68 feet.

#### PARCEL 3:

ALSO TOGETHER WITH a non-exclusive access easement for roadway purposes and ingress and egress over the following described property and any subsequent division or subdivisions thereof, as created in those certain roadway agreements entered into by and between C.E. SWIFT, et al, Recorded December 28, 1961; in Book 10, Page 17, and also Recorded January 14, 1964, in Book 21, Page 394, both respectively of Official Records of Douglas County, Nevada, more particularly described as follows:

Over a strip of land 40 feet in width, being 20 feet on each side of a centerline described as follows:

COMMENCING at the Section corner common to Sections 9, 10, 15 and 16, in Section 10, Township 12 North, Range 20 East, M.D.B. & M., thence South 89°48' East, a distance of 1,316.75 feet to the POINT OF BEGINNING; thence North 11°33'51' East, 1,829.64 feet; thence North 31°26'09" West 29.68 feet; thence North 11°33'51" East 100 feet to the Northern terminus thereof. The Northern terminus of said 40 foot roadway being a curve with a radius of 50 feet bearing North 11°33'51" East through a central angle of 46°15', an arc distance of 40.36 feet.

-2-

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY

IN OFFICIAL RECORDS OF DOUGLAS CO., NEYADA

2000 JAN 12 PM 3: 28

LINDA SLATER RECORDER

\$ PAID & DEPUTY

0484331 BK0100PG1847