

No Fee

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WHEN RECORDED MAIL TO:
Town of Gardnerville
1369 Highway 395 North
Gardnerville, Nevada 89410

R.P.T.T. \$ #3

Formerly APN: 1320-33-301-001

GRANT, BARGAIN AND SALE DEED

COMES NOW, DOUGLAS COUNTY SCHOOL DISTRICT, DOUGLAS COUNTY, NEVADA, as Grantor, and the TOWN OF GARDNERVILLE, DOUGLAS COUNTY, NEVADA as 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 the TOWN OF GARDNERVILLE as Grantee, in fee, the property herein described.

W I T N E S S E T H

WHEREAS, in accordance with the Agreement for Boundary Line Adjustment and Transfer of Adjusted Parcel entered into by and between Grantor and Grantee, it is Grantor's intention at this time to convey to Grantee, as its sole and separate property, 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 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 terms and conditions as set forth in the Agreement for Boundary Line Adjustment and Transfer of Adjusted Parcel.

NOW THEREFORE, for good and valuable consideration, all as is set forth in the Agreement for Boundary Line Adjustment and Transfer of Adjusted Parcel which specifies the valuable

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consideration given to Grantor by Grantee, the receipt of which is hereby acknowledged by Grantor, Grantor conveys to Grantee all that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, informally known as "Adjusted Parcel 1", described in Exhibit "A" attached hereto and incorporated herein as if set forth in full.

TOGETHER with all tenements, hereditaments and appurtenances, including easements ~~and water rights~~ ^{PLU}, if any, thereto belonging or appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED: this 15 of MARCH, 2000.

GRANTOR:

DOUGLAS COUNTY SCHOOL DISTRICT

by: *Don Forrester*

its: President

A C K N O W L E D G E M E N T

STATE OF NEVADA)

) ss.

COUNTY OF DOUGLAS)

On March 15, 2000, before me, the

undersigned, a Notary Public in and for said County and State, personally appeared Don Forrester, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Pat Rodrigues
NOTARY PUBLIC



EXHIBIT A

Legal description for Adjusted Parcel 1

Formerly APN 1320-33-301-001

March 20, 2000

An adjusted parcel 1, which is located within a portion of Section 33, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, being further described as follows:

BEGINNING at the Westerly corner of Lot 127 of that particular Final Map, Chichester Estates Phase 1, recorded September 12, 1995, in Book 995, on page 1407 as Document number 370215;

thence South $51^{\circ} 25' 47''$ West, 28.42 feet;

thence North $38^{\circ} 56' 03''$ West, 121.52 feet;

thence North $59^{\circ} 42' 21''$ West, 319.63 feet;

thence North $79^{\circ} 03' 53''$ West, 84.67 feet;

thence on a non-tangent curve to the right, 462.07 feet, having a central angle of $77^{\circ} 24' 40''$, a radial bearing of North $01^{\circ} 01' 36''$ East, and a radius of 342.00 feet;

thence North $01^{\circ} 41' 18''$ West, 214.19 feet;

thence South $89^{\circ} 26' 58''$ East, 647.58 feet;

thence South $18^{\circ} 30' 18''$ West, 374.16 feet;

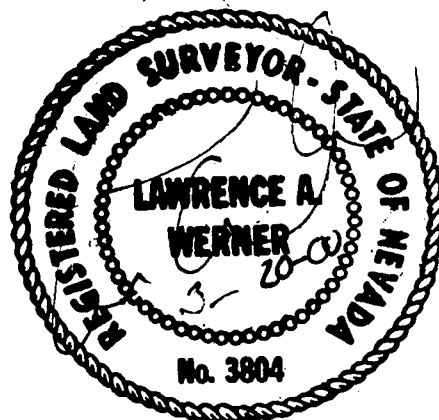
thence South $34^{\circ} 45' 49''$ East, 463.25 feet; to the TRUE POINT OF BEGINNING;

Containing 6.56 acres, along with and subject to all easements, whether of record or not..

Basis of Bearing: The bearing North $51^{\circ} 25' 47''$ East, as shown on that Final Map, Chichester Estates Phase 1, recorded September 12, 1995, in Book 995, on page 1407 as Document number 370215, Douglas County, Nevada.

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COPY

REQUESTED BY
Town of Gardnerville
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 MAR 21 PM 4: 06

LINDA SLATER
RECORDER

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