

WHEN RECORDED PLEASE RETURN TO:

Vicki Owen

P.O. Box 1481

Minden, NV 89423

Assessors Parcel No.25-304-05

NEW 1326-32-8/5-007

R.P.T.T. \$

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Phyllis M. Pedrojetti, a single woman dealing in her sole and separate property, in consideration of TEN DOLLARS (\$10) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Phyllis M. Pedrojetti and Vicki M. Owen, as joint tenants with full rights of survivorship, all the right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain piece or lot of land located in the Town of Gardnerville, County of Douglas, State of Nevada, more particularly described by metes and bounds as follows, to wit:

Commencing at a point on the northeasterly side of Mission Street which bears N. 74° 59' E., a distance of 289.07 feet from the Town Monument of said Town of Gardnerville; thence N. 40° 25' W. along said northeasterly side of Mission Street a distance of 105.8 feet to a fence line; thence N. 45° 44' E., along said fence line a distance of 145.3 feet to a fence corner; thence S. 42° 29' E., along a fence line a distance of 96.5 feet, more or less, to a fence corner; thence S. 42° 19' W. approximately along a fence line a distance of 149.7 feet, more or less, to the point of beginning; together with all improvements thereon.

(The foregoing property includes the property granted by L.S. Ezell and Caroline W. Ezell, his wife, to the Trustees of the Methodist Church at Gardnerville, in two separate deeds, one dated October 19, 1895, recorded in Book "J" of Deeds page 264, and one dated June 3, 1898, recorded in Book "L" of Deeds page 8, Douglas County Records.)

Assessors Parcel No. 25-304-05

Commonly known as 1405 Mission Street, Gardnerville, Nevada.

Evan Beavers & Associates, P.C.
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