

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**  
WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENTS TO:  
  
SARATOGA SPRINGS HOA  
1153 COUNTRY CLUB DRIVE  
MINDEN, NV. 89423

ESCROW NO. 000700247  
R.P.T.T. \$ 0  
A.P.N. # 21-070-03, 21-070-04, 21-290-78,  
Full Value 21-290-79

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **DOLORES C. ARROYO, TRUSTEE OF THE SARATOGA SPRINGS REVOCABLE 1995 TRUST DATED MAY 5, 1995**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **SARATOGA SPRINGS HOME OWNERS ASSOCIATION, a Nevada corporation**

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: **April 04, 2000**

*Dolores C. Arroyo trustee*  
*by Jeffrey E. Kirby her attorney in fact*  
**DOLORES C. ARROYO, TRUSTEE**

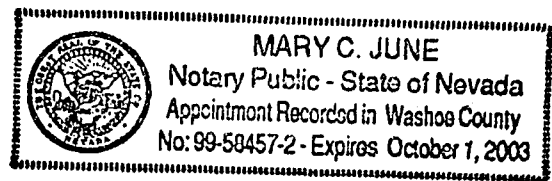
**THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO IT'S REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.**

**STEWART TITLE OF DOUGLAS COUNTY**

STATE OF Nevada }  
WASHOE } ss.  
COUNTY OF DOUGLAS }

This instrument was acknowledged before me on \_\_\_\_\_, by DOLORES C. ARROYO, TRUSTEE  
by Jeffrey E. Kirby, attorney in fact

Signature *Mary C. June*  
Notary Public



**0492335**  
**BK0500PG4429**

## EXHIBIT "A"

### LEGAL DESCRIPTION (Saratoga Springs Open Space Areas)

Those portions of the West ½ of Section 28 and the East ½ of Section 20, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

#### PARCEL 1:

Beginning at the Southeast corner of said Section 29; thence Westerly along the Southerly line of said Section 29, N. 89° 24' 16" W., 525.00 feet to the Southeast corner of Lot 4, Block B of Saratoga Springs Estates Unit 1 as said subdivision was recorded in Book 690, at Page 525, as Document No. 227472 of the Official Records of said Douglas County; thence Northerly along the Easterly line of Block B and Block C of said subdivision the following courses: N. 6° 01' 15" E., 241.07 feet; thence N. 3° 44' 35" W., 300.00 feet; thence N. 10° 17' 03" E., 112.45 feet; thence N. 2° 55' 00" E., 200.00 feet; thence N. 1° 36' 06" W., 340.97 feet; thence N. 0° 04' 07" E., 150.00 feet; thence N. 0° 01' 23" W., 50.00 feet; thence N. 0° 46' 07" W., 293.12 feet; thence N. 26° 21' 23" W., 86.16 feet to the Northeasterly corner of Lot 24 of said Block C, said corner also being the Southeasterly corner of Lot 57, Block F of Saratoga Springs Estates Phase III as said subdivision was recorded in Book 698, at Page 5063, as Document No. 442616 of the Official Records of said Douglas County; thence Northerly along the Easterly line of said Block F the following courses: N. 14° 36' 16" E., 152.74 feet; thence N. 2° 17' 16" W., 214.04 feet; thence leaving said Easterly line S. 88° 13' 58" E., 1060.45 feet; thence S. 0° 06' 26" E., 630.00 feet; thence S. 45° 00' 00" E., 100.00 feet; thence N. 89° 06' 31" E., 189.44 feet; thence N. 89° 53' 34" E., 177.70 feet; thence S. 88° 29' 47" E., 177.87 feet; thence N. 88° 16' 55" E., 177.87 feet; thence S. 89° 27' 46" E., 266.72 feet; thence N. 88° 33' 00" E., 262.28 feet; thence S. 83° 35' 44" E., 99.85 feet; thence N. 89° 59' 46" E., 171.28 feet; thence N. 84° 09' 51" E., 100.01 feet; thence S. 83° 52' 00" E., 100.02 feet; thence S. 89° 51' 08" E., 171.06 feet; thence N. 84° 04' 36" E., 100.03 feet to a point on the Westerly right-of-way line of Vicky Lane; thence Southerly along said right-of-way line, S. 0° 08' 54" W., 50.00 feet to the Northeasterly corner of Lot 1 of Cochran Estates Unit 1 as said subdivision was recorded in Book 82, at Page 294, as Document No. 50690 of the Official Records of said Douglas County; thence Westerly along the Northerly line of said subdivision S. 89° 53' 34" W., 2611.32 feet to the Northwest corner of Lot 17 of said subdivision, said corner being on the Easterly line of said Section 29; thence Southerly along said Easterly line, S. 0° 03' 34" W., 1345.77 feet to the Point of Beginning.

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**PARCEL 2:**

Beginning at the Northwesterly corner of Lot 32 of Saratoga Springs Estates Unit 2 as said subdivision was recorded in Book 594, at Page 3894, as Document No. 338088 of the Official Records of said Douglas County; thence Southerly along the Westerly line of said subdivision, S. 0° 08' 54" W., 120.00 feet; thence S. 9° 03' 21" E., 218.82 feet; thence S. 1° 08' 54" W., 322.05 feet to the Southwesterly corner of Lot 18 of said subdivision; thence S. 64° 38' 37" W., 52.20 feet; thence S. 31° 14' 43" W., 52.20 feet; thence S. 2° 21' 52" E., 65.00 feet; thence S. 86° 02' 10" E., 80.00 feet to a point on a curve concave to the East and having a radius of 55.00 feet, a radial line through said point bears N. 69° 01' 01" W.; thence Southerly along said curve through a central angle of 41° 40' 10" an arc distance of 40.00 feet to a point on said curve, a radial line through said point bears S. 69° 18' 49" W.; thence S. 73° 54' 11" W., 80.00 feet; thence S. 0° 08' 54" W., 65.00 feet; thence S. 20° 55' 05" E., 59.00 feet; thence S. 23° 45' 33" W., 140.00 feet; thence S. 15° 42' 40" E., 152.66 feet; thence S. 39° 50' 25" W., 80.00 feet; thence S. 16° 11' 51" W., 121.00 feet; thence S. 45° 15' 39" W., 168.26 feet to a point on a curve concave to the Southwest and having a radius of 375.00 feet, a radial line through said point bears N. 45° 15' 39" E.; thence Northwesterly along said curve through a central angle of 7° 38' 22" an arc distance of 50.00 feet to a point on said curve, a radial line through said point bears N. 37° 37' 17" E.; thence N. 37° 37' 17" E., 155.00 feet; thence N. 55° 59' 46" W., 113.71 feet; thence N. 77° 47' 35" W., 113.50 feet; thence N. 38° 12' 37" W., 286.88 feet; thence N. 40° 55' 34" W., 598.53 feet to a point on the Southeasterly right-of-way line of South Santa Barbara Drive, said point being on a curve concave to the Northwest and having a radius of 1400.00 feet, a radial line through said point bears S. 59° 04' 05" E.; thence Northeasterly along said curve through a central angle of 7° 11' 39" an arc distance of 175.79 feet; thence N. 23° 44' 16" E., 106.15 feet; thence leaving said right-of-way line S. 53° 36' 34" E., 470.48 feet; thence N. 83° 26' 28" E., 97.32 feet; thence N. 52° 04' 26" E., 97.32 feet; thence N. 20° 42' 25" E., 97.32 feet; thence N. 10° 39' 37" W., 97.32 feet; thence N. 53° 36' 34" W., 469.12 feet to a point on the Southeasterly right-of-way line of South Santa Barbara Drive, said point being on a curve concave to the Southeast and having a radius of 560.00 feet, a radial line through said point bears N. 37° 00' 28" W.; thence Northeasterly along said curve through a central angle of 37° 09' 22" an arc distance of 363.16 feet; thence S. 89° 51' 06" E., 304.42 feet to the Point of Beginning.

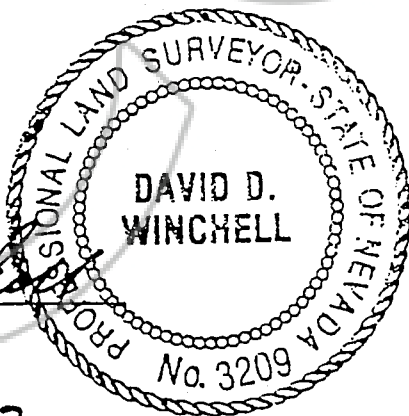
PORTION OF APN'S 21-070-03, 21-070-04, 21-290-78 and 21-290-79

Plats showing "Parcel 1" and "Parcel 2", as described above, and labeled as "Exhibit B" and "Exhibit C" are attached hereto and are hereby made a part of these descriptions. Further, portions of "Parcel 1" and "Parcel 2", as described above, are to be reserved for possible expansion of some of the proposed lots in the adjacent future phases, if needed. Once the phase records, the reserved areas shown, if not used, revert to open space. These reserved areas are shown on the "Exhibit B" and "Exhibit C" plats.

Prepared By:

*David D. Winchell*

David D. Winchell, PLS 3209



Date: 2/21/2000

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

2000 MAY 19 PM 4:37

LINDA SLATER  
RECORDER

\$ 9.00 PAID KJ DEPUTY

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