

GRANT, BARGAIN AND SALE DEED

RPTT \$ 0.00 SECTION #6
APN: 1220-24-301-002

THIS INDENTURE WITNESSETH: That EDWARD F. SPROUL, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CAROLYN S. SPROUL**, a married woman as her sole and separate property all that real property situated in the City of _____, County of Carson City, State of Nevada described as follows:

SEE ATTACHED EXHIBIT "A" FOR THE COMPLETE LEGAL DESCRIPTION

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: DECEMBER 27, 2000

STATE OF NEVADA

COUNTY OF DOUGLAS

} s.s. *Edward F. Sproul*
EDWARD F. SPROUL

This instrument was acknowledged before me on

DECEMBER 27, 2000,

by EDWARD F. SPROUL,

Keithley T. Howell Jr.
Notary Public



SPACE BELOW THIS LINE FOR RECORDER'S USE

(This area for official notarial seal)

WHEN RECORDED MAIL TO

Name **CAROLYN S. SPROUL**
Street Address **670 HWY 395**
Gardnerville, NV 89410
City, State
Zip
Order No. **00021416-501-KTH**

83891 DTD

0506255

BK0101PG0679

Legal Description

EXHIBIT "A"

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Situated in the Northeast ¼ of the Southeast ¼ of Section 23 and the Northwest ¼ of the Southwest ¼ of Section 24, both in Township 12 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, described as follows:

BEGINNING at a point on the Southwestern right-of-way line for Nevada State Highway 3 (U.S. 395), which point bears South 0°10' East, a distance of 3,043.95 feet from the Northwest corner of the above described Section 24; thence South 38°48' East along said highway right-of-way line a distance of 362.14 feet to the TRUE POINT OF BEGINNING; thence South 38°48' East, continuing along said highway right-of-way line a distance of 197.13 feet to a point near a fence corner; thence South 45°20' West, along a fence line, a distance of 630.50 feet to a point; thence North 60°37' West, a distance of 168.85 feet to a point; thence North 49°36'30" East, a distance of 36.00 feet to a point; thence North 47°04' West, a distance of 8.70 feet to a point; thence North 42°56' East, a distance of 662.10 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH all that certain parcel of land conveyed to GARRY D. STONE, et ux in boundary line adjustment deed, recorded May 24, 1984, in Book 584, Page 2092, Document No. 101260, Official Records, Douglas County, Nevada.

EXCEPT THEREFROM all that parcel of land conveyed to LILLY M. STONE in boundary lien adjustment deed, recorded May 24, 1984, in Book 584, Page 2094, Document No. 101261, Official Records, Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1220-24-301-002

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2001 JAN -4 PM 12: 24

LINDA SLATER
RECORDER

\$ 8.00 PAID KJ DEPUTY

0506255

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