

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

WHEN RECORDED MAIL TO:  
 MAIL TAX STATEMENTS TO:

GRANTEE  
 P. O. BOX 763  
 GARDNERVILLE, NV. 89410

ESCROW NO. 1541  
 R.P.T.T. \$ 0 #4+11  
 A.P.N. # 1220-24-601-007  
Full Value

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MARIA C. PHELAN**, a widow, **LORENA PHELAN**, an unmarried woman, **DENISE LESSARD**, a married woman as her sole and separate property who acquired title as **DENISE PHELAN**, an unmarried woman, and **ARNALDO PHELAN**, a married man as his sole and separate property who in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **DENISE LESSARD**, a married woman as her sole and separate property and **MARIA C. PHELAN**. a widow

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **NV** 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: **January 17, 2001**

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.

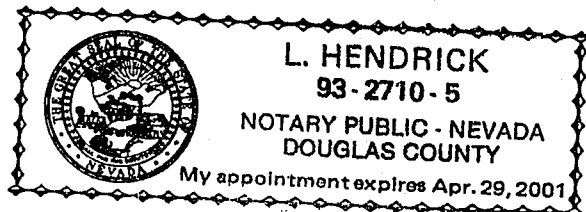
**STEWART TITLE OF DOUGLAS COUNTY**

STATE OF NEVADA }  
 } ss.  
 COUNTY OF DOUGLAS }

This instrument was acknowledged before me on 1-17-01 by, MARIA C. PHELAN and LORENA PHELAN and DENISE PHELAN and ARNALDO PHELAN

Maria C. Phelan  
 MARIA C. PHELAN  
Lorena Phelan  
 LORENA PHELAN  
Denise Lessard  
 DENISE PHELAN  
Arnaldo Phelan  
 ARNALDO PHELAN

Signature [Signature]  
 Notary Public



**0507162**  
**BK0101PG3692**

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that portion, lot, piece or parcel of land located in the NE 1/4 of the Section 24, T. 12 N., M.D.B.&M., Douglas County, State of Nevada, and more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24; thence East along the centerline of Arabian Lane, 3,795.00 feet to the Southwest corner of that certain parcel of land conveyed to Andrew T. McCarthy and wife in Deed recorded April 23, 1974, in Book 474, Page 585, as Document No. 72838 of Official Records; thence North along the West line and its Northerly prolongation thereof; the McCarthy land, a distance of 847.00 feet to a point; thence continuing North a distance of 226 feet to the true point of beginning; thence East 245 feet to a point; thence North 251 feet to a point being the centerline of Sorrel Lane; thence; West along the centerline of Sorrel Lane a distance of 245 feet to a point; thence South a distance of 251 feet to the true point of beginning.

Reserving therefrom: an access and public utilities easement over the Westerly 50 feet of the above described property.

Said land more fully shown as Parcel No. 1 on that certain parcel map recorded for Floyd Lane Holdeman, et ux, on December 15, 1978, in Book 1278 of Official Records at Page 902, Douglas County, Nevada, as Document No. 28264.

ASSESSOR'S PARCEL NO. 1220-24-601-007

REQUESTED BY  
STEWART TITLE OF DOUGLAS COUNTY

IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2001 JAN 22 AM 10:31

LINDA SLATER  
RECORDER

\$ 8<sup>00</sup> PAID *K* DEPUTY

0507162

BK 0101 PG 3693