RECORDING REQUESTED BY:

STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

GENE EMPEY, TRUSTEE 512 SO. CURRY ST. CARSON CITY, NV 89703

ESCROW	NO. 0007019	53		
RPTT	s 0.00			
A.P.N. #_	1320-33-40			
	Less Liens Exempt #3	& Encu	ımbrance	s

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MICHAEL W. PHILIPS AND ANNETTE S. PHILIPS, HUSBAND AND WIFE

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to GENE F. EMPEY AND JANET H. EMPEY, TRUSTEES OF THE EMPEY FAMILY TRUST DATED OCTOBER 11, 1989

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

THIS DEED IS BEING RECORDED FOR "CLARIFICATION" OF THE GRANTEE AS SHOWN IN THAT CERTAIN DEED RECORDED 12/1/00 IN BOOK 1200, PAGE 397, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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 08, 2001

MICHAEL W. PHILIPS

ANNETTE S. PHILIPS

STATE OF NEVADA

COUNTY OF\_DOUGLAS

} ss.

This instrument was acknowledged before me on 1-23-0/by. MICHAEL W. PHILIPS and ANNETTE S.

'PHILIPS

Signature\_

Notary Public

L. HENDRICK
93-2710-5

NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY

My appointment expires Apr. 29, 2001

0507292 BKO101PG4116

## EXHIBIT "A"

## **LEGAL DESCRIPTION**

ESCROW NO.: 000701953

A piece or parcel of land known as "Barn Lot" and lying in a portion of the Southwest one-quarter of the Southwest one-quarter of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in the Town of Gardnerville, and being more particularly described as follows: to-wit:

BEGINNING at a point at the Northeasterly corner of the parcel, on the Southerly 30 foot right of way line of School Street (now Gilman Avenue) and being 32.50 feet from the center line of the State Highway as constructed in 1936, said point being South 44°41' West 723.70 feet and South 45°20' East 30.00 feet from the established Town Monument located at the original intersection of Main and School Streets in the Town of Gardnerville; thence from the point of beginning South 45°20' East, a distance of 249.00 feet to a point at the Southeast corner of the parcel; thence South 44°24' West a distance of 55.56 feet to a point on the Township line and South line of said Section 33; thence South 89°38' West along the Township line and Section line a distance of 243.30 feet to a point at the Southwest corner of the parcel, to the State Highway right of way line; thence North 1°33'30" West, along the highway right of way line, a distance of 18.00 feet to a point; thence from a tangent which is the last described course curving to the right along the highway right of way line with a radius of 225.00 feet through an angle of 34°13' an arc distance of 134.37 feet to a point of intersection with the right of way line of School Street; thence North 44°40' West along the School Street right of way line a distance of 99.60 feet to the Point of Beginning.

All bearings of the parcel survey are correlated with the center line of the highway (North 44°45'30" East) on Gilman Avenue, and the Town Monument at the intersection of Main Street and Gilman Avenue is South 45°14'30" East, a distance of 1.37 feet from the center line of said avenue produced.

APN 1320-33-401-001

REQUESTED BY

STEWART TITLE OF DOUGLAS COUNTY

IN OFFICIAL RECORDS OF DOUGLAS COLLNEYADA

2001 JAN 24 AM 10: 39

0507292 BK0101PG4117 LINDA SLATER
RECORDER

SO PAID & DEPUTY