

GRANT, BARGAIN AND SALE DEED

RPTT \$33.80 ³³²⁵
APN: 37-142-010

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DON F. BLASIUS AND BERNICE W. BLASIUS, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF (1/2)
INTEREST, AND DORA MCDOWELL, A SURVIVING JOINT TENANT, AS TO AN UNDIVIDED ONE-HALF (1/2)
INTEREST

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to
LLOYD WILLIAM MILLS, TRUSTEE OF THE MILLS FAMILY TRUST DATED JANUARY 1, 1990

and to the heirs and assigns of such Grantee forever, all the following real property situated in the county of DOUGLAS,
state of Nevada bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any
reversions, remainders, rents, issues or profits thereof.

Dated: March 8, 2001

STATE OF ~~NEVADA~~/ California

COUNTY OF ~~DOUGLAS~~/ Orange

} ss. Don F. Blasius
DON F. BLASIUS

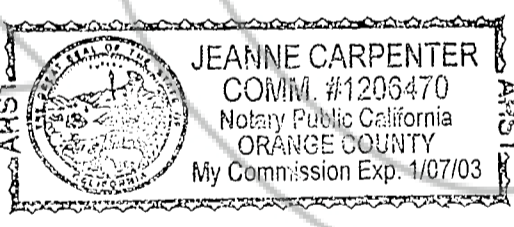
This instrument was acknowledged before me on

March 13, 2001,
Don F. Blasius, Bernice W. Blasius &
by Jeanne Carpenter Dora McDowell

Bernice W. Blasius
BERNICE W. BLASIUS

Dora McDowell
DORA MCDOWELL

Jeanne Carpenter
Notary Public



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Name **LLOYD W. MILLS**
Street Address **P.O. BOX 1170**
MINDEN, NV 89423
City, State
Zip
Order No. **00084263-201-KLS**

0510584

BK0301PG4296

Exhibit A

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

PARCEL 1:

Commencing at North quarter corner of said Section 14; thence South 89° 51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13° 00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line North 76° 59' 15" East 446.10 feet to its intersection with the North line of said Section 14; thence South 89° 51' East along the North line of said Section 14 a distance of 1388.68 feet to the Northeast corner of said Section 14; thence South 06° 35' 24" West along the East line of said Section 14 a distance of 101.97 feet to a point on the center line of a 60 foot roadway easement known as Bosler Way; thence along said roadway easement the following courses and distances; on a curve to the left the tangent of which bears South 82° 42' 05" West having a radius of 500 feet through a central angle of 6° 08' 05" for an arc distance of 53.54 feet; South 76° 34' West 1706.97 feet to its intersection with centerline of a 60 foot roadway easement known as Kyle Drive; thence along the centerline of said roadway easement the following courses and distances; on a curve to the right the tangent of which bears North 20° 04' 13" West having a radius of 500 feet through a central angle of 07° 04' 13" for an arc distance of 61.70 feet to a point; thence North 13° 00' West a distance of 360.80 feet to the true point of beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described parcel shown as parcel 2.

RESERVING HOWEVER unto the grantor the grantor and to its successors and assigns a non-exclusive easement for roadway and utility purposes and to provide access to State Route No. 3, and right to convey said easements to others, said easement being the Southerly and Westerly 30 feet measured at right angles to an parallel with the Southerly and Westerly line of the hereinabove conveyed parcel.

PARCEL 2:

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of an appurtenant to the property conveyed herinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South 89° 51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13° 00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South 13° 00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22° 30' 00" for an arc distance of 196.35 feet; thence South 35° 30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29° 15' for an arc distance of 255.25 feet; thence South 64° 45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49° 29' 15" for an arc distance of 431.86 feet; thence North 65° 45' 45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16° 40' 22" for an arc distance of 145.50 feet; thence North 49° 05' 23" East a distance of 1161.73 feet to the true point of ending.

ALSO

Commencing at North quarter corner of said Section 14; thence South 89° 41' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13° 00' East 104.32 feet to a point on the Southerly right-of-way line of State route No. 3; thence South 13° 00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07° 04' 13" for an arc distance of 61.70 feet to the true point of beginning; thence North 76° 34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28° 59' 00" for an arc distance of 129.23 feet; thence South 74° 27' East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Dr.

A.P.N. 37-142-010

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

2001 MAR 16 PM 3: 03

LINDA SLATER
RECORDER

\$ 8.00 PAID kg DEPUTY

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