

# GRANT, BARGAIN AND SALE DEED

RPTT \$0.00 #6  
APN: 35-240-100

THIS INDENTURE WITNESSETH: That JAMES COX, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to LAURIE F. COX, a married woman as her sole and separate property all that real property situated in the City of \_\_\_\_\_, County of Douglas, State of Nevada described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: APRIL 9, 2001

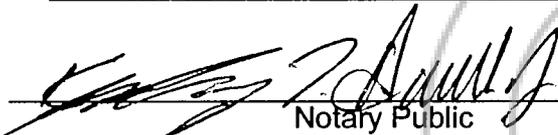
STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

APRIL 9, 2001

by JAMES COX

  
Notary Public

JAMES COX



(This area for official notarial seal)

### WHEN RECORDED MAIL TO

Name LAURIE F. COX  
Street Address 2763 New Hope Drive  
Gardnerville, NV 89410  
City, State  
Zip  
Order No. 00021623-501-KTH

84170 DTO

0512264

BK0401PG3303

EXHIBIT "A"

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

PARCEL NO. 1:

A parcel of land situated in the South ½ of the Southeast ¼ of the Southeast ¼ of Section 22, Township 11 North, Range 21 East, M.D.B. & M., and more particularly described as follows, to-wit:

Parcel "A" as shown on that certain PARCEL MAP for ROBERT AND SHIRLEY STANGLE filed in the office of the county Recorder of Douglas County, Nevada, on October 28, 1975 in book 1075, Page 1100 as Document No. 84094.

A.P.N.: 35-240-100

PARCEL NO. 2:

A NON-EXCLUSIVE EASEMENT or right of way for ingress and egress across the North 25 feet of the South ½ of the Southeast ¼ of the Southeast ¼, and also the South 25 feet of the North ½ of the Southeast ¼ of the Southeast ¼, and also the East 50 feet of the Northeast ¼ of the Southeast ¼ of the Southeast ¼, all in said Section 22, Township 11 North, Range 21 East, M.D.B. & M.

PARCEL NO. 3

A NON-EXCLUSIVE EASEMENT or right of way for ingress and egress over a strip of land 60 feet wide from the Northwest corner to the highway, along the North boundary of the Southwest ¼ of the Southwest ¼ of Section 23, Township 11 North, Range 21 East, M.D.B. & M., more particularly described as follows:

BEGINNING at the Northwest corner of said Southwest ¼ of the Southwest ¼ of Section 23, which is located North 0°1' East, 1287.40 feet from the Southwest corner of said Section 23; thence along the North boundary of said Southwest ¼ of the Southwest ¼, South 89°59' East, 402.56 feet to the Westerly right of way line of U. S. Highway 395; thence along the highway South 28°22' East, 68.19 feet; thence North 89°59' West, 434.91 feet, 60 feet South of and parallel to the North boundary to the Section line; thence along the Section line North 0°1' East, 60 feet to the POINT OF BEGINNING.

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

2001 APR 13 PM 12: 25

LINDA SLATER  
RECORDER

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

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