

ESCROW NO. 2001-45400-TD  
A.P.N. 0000-19-280-340  
R.P.T.T. EXEMPT #6

**WHEN RECORDED MAIL TO:**

Mr. John Colyer  
775 Foothill Road  
Gardnerville, NV 89410

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**GRANT, BARGAIN and SALE DEED**

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged,

**PAULA J. COLYER, wife of grantee herein,**

do(es) hereby **GRANT, BARGAIN and SELL** to

**JOHN W. COLYER, a married man, as his sole and separate property,**

the real property situate in the County of Douglas, State of NV, described as follows:

**PARCEL NO 1:**

A parcel of land located in the Southeast  $\frac{1}{4}$  of Section 14, Township 12 North, Range 19 East and in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 23, Township 12 North, Range 19 East, M.D.B.&M., as described as follows:

Beginning at the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 23, Township 12 North, Range 19 East, M.D.B.&M., and running South 3216.09 feet; thence North  $75^{\circ}09'$  East 1474.05 feet; thence North  $74^{\circ}31'$  East 783.64 feet; thence North  $74^{\circ}36'$  East 1167.5 feet; thence North  $6^{\circ}15'$  West 2736.5 feet; thence South  $72^{\circ}35'$  West 1732.0 feet to the point of beginning.

EXCEPTING all that real property in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 23, Township 12 North, Range 19 East, County of Douglas, State of Nevada, described as follows:

Commencing at the section corner common to Section 15, 14, 22 and 23, Township 12 North, Range 19 East; thence Easterly along the section line between Sections 14 and 23 South  $89^{\circ}57'14''$  East, a distance of 1491.23 feet to the intersection of said section line and the Easterly right-of-way line of F.A.S. 554; also known as Foothill Road; said point of intersection being the point of beginning of the description; thence continuing along the section line common to Sections 14 and 23 South  $89^{\circ}57'14''$  East a distance of 532.77 feet; thence South  $11^{\circ}50'14''$  East a distance of 57.86 feet; thence South  $67^{\circ}51'53''$  West a distance of 452.81 feet to the intersection with the Easterly right-of-way of Foothill Road, said intersection point being in a curve the center of which bears South  $64^{\circ}50'37''$  West a distance of 2040.00 feet; thence Northwesterly along said right-of-way an arc distance of 260.00 feet which is a chord bearing and distance of North  $28^{\circ}48'24''$  West 259.83 feet to the point of beginning from which the center of said curve bears South  $57^{\circ}32'28''$  West a distance of 2040.00 feet.

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ALSO EXCEPTING a parcel of land, located in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, as follows:

Commencing at the Northwest corner of said Section 23, proceed North  $89^{\circ}56'$  East, 1320.00 feet along the section line, to a point, thence South 2110.30 feet, to a point which is the TRUE POINT OF BEGINNING and is also the Northwest corner of this parcel, proceed thence South 611.55 feet, to the Southwest corner of the parcel, thence North  $77^{\circ}00'37''$  East, 705.98 feet, to the Southeast corner of the Parcel which is on the Westerly right-of-way line of Foothill Road, thence North  $9^{\circ}45'17''$  West 459.50 feet, along said Westerly right-of-way line, to the Northeast corner of the parcel; thence West 610.00 feet; to the TRUE POINT OF BEGINNING.

#### Parcel 1 Description Continued

ALSO EXCEPTING a parcel of land, located in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of said Section 23, proceed North  $89^{\circ}56'$  East, 1320.00 feet, along the Section line to a point; thence South 2721.85 feet, to the TRUE POINT OF BEGINNING, which is also the Northwest corner of the parcel, proceed thence South 494.25 feet to the Southwest corner of the parcel, thence North  $75^{\circ}09'$  East 772.29 feet, to the Southeast corner of the parcel, which lies on the Westerly right-of-way line of Foothill Road; thence Northerly a distance of 221.18 feet, along said Westerly right-of-way line, around a curve to the left having a radius of 1260.00 feet and a central angle of  $10^{\circ}03'28''$  to a point, thence continuing along said Westerly right-of-way, North  $9^{\circ}45'17''$  West 238.31 feet, to the Northeast corner of the parcel; thence South  $77^{\circ}00'37''$  West 705.98 feet, to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING a parcel of land located in the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  Section 23, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of said Section 23, proceed North  $89^{\circ}56'$  East 1320.00 feet to a point; thence South 1304.87 feet to the TRUE POINT OF BEGINNING which is the Northwest corner of the parcel, proceed thence South 805.43 feet to the Southwest corner of the parcel, thence East 610.06 feet, to the Southeast corner of the parcel which is on the Westerly right-of-way line of Foothill Road, thence North  $9^{\circ}45'17''$  West, 817.25 feet, along said Westerly right-of-way line, to the Northeast corner of the parcel; thence West, 471.60 feet, to the TRUE POINT OF BEGINNING.

Excepting also therefrom the following:

A parcel of land lying wholly within Section 23, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, and being more particularly described as follows:

Commencing at the section corner common to Sections 14, 15 22 and 23; thence East 1487.53 feet along the North line of Section 23 to the Easterly right-of-way line of Foothill Road (F.A.S. 554); thence Southerly along said right-of-way line along a curve to the right with a central angle of  $22^{\circ}48'26''$  and radius of 2040.00 feet, the center of said curve bearing South  $57^{\circ}32'47''$  West; thence along said curve an arc length of 812.04 feet; thence South  $90^{\circ}38'47''$  East, 276.68 feet to the TRUE POINT OF

BEGINNING; thence continuing along said right-of-way South 09°38'47" East, 1785.17 feet to a tangent curve to the right with a central angle of 09°11'09" and a radius of 1340.00; thence along said curve an arc distance of 214.83 feet; thence leaving said right-of-way North 75°09'00" East, 624.04 feet; thence North 74°31'00" East, 783.64 feet; thence North 74°36'00" East 151.32 feet; thence North 09°38'47" West, 1998.92 feet; thence South 74°42'29" West, 1541.90 feet to the TRUE POINT OF BEGINNING.

#### Parcel 1 Description Continued

ALSO EXCEPTING that portion of the Northeast ¼ of the Northwest ¼ of Section 23, Township 12 North, Range 19 East, M.D.B.&M., lying Westerly of Foothill Road, except any portion granted to Lillian Ciarasso in Deed recorded September 23, 1969, in Book 69, Page 693, Document No. 45731, Official Records, Douglas County, State of Nevada.

#### AND FURTHER EXCEPTING THEREFROM:

All that portion of the Northwest ¼ of Section 23, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Beginning at a point on the North line of said Section 23 which bears West 44.67 feet from the North ¼ corner of Section 23; thence South 68°22'50" West 992.84 feet to a point on the East line of Foothill Road; thence along a curve concave to the Southwest with a radius of 2040 feet, a central angle of 04°12'46", and a arc length of 150.00 feet; the chord of said curve bears North 23°03'31" West 149.67 feet; thence North 67°56'52" East 452.31 feet; thence North 11°23'45" West 59.16 feet; thence East 574.20 feet to the Point of Beginning.

#### PARCEL NO. 2:

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

Being a portion of Section 23, Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Lots 4 through 13 as shown on the map of INDIAN ROAD RANCH ESTATES, filed for record February 19, 1975, as Document No. 78386, Official Records of Douglas County, Nevada.

EXCEPTING THEREFROM Lots 4 through 13 as shown on the Amended Map Lots 4 through 13 INDIAN ROAD RANCH ESTATES, filed for record January 27, 1978, as Document No. 17107, Records of Douglas County, Nevada.

Said land more fully shown as that portion reverted to acreage on the Amended Map hereinabove.

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**THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST PAULA J. COLYER MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HER MARRIAGE TO JOHN W. COLYER.**

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 5/29/01

*Paula J. Colyer*  
PAULA J. COLYER

State of Nevada  
County of Washoe

This instrument was acknowledged before me on May 29, 2001, by

*Paula J. Colyer*

*Karen Rider*  
Notarial Officer



REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2001 MAY 31 PM 12: 48

LINDA SLATER  
RECORDER

\$10<sup>00</sup> PAID *Kg* DEPUTY

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