WHEN RECORDED MAIL TO:

SHEERIN, WALSH & KEELE

1692 COUNTY ROAD

MINDEN, NEVADA 89423

Minden, NV 89423

APNs: <u>1220-04-517-046</u> through <u>1220-04-517-055</u> R.P.T.T. *Ex # 8* 

## **GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That SYDNEY H. FOSTER, a married man as his sole and separate property, in consideration of \$10.00 plus, the receipt of which is hereby acknowledged, hereinafter referred to as GRANTOR, does hereby Grant, Bargain, Sell and Convey to SYDNEY H. FOSTER and RUTH A. FOSTER, Trustees of The Sydney H. and Ruth A. Foster Trust dated 8/14/89, as amended, and to the successors and assigns of such GRANTEE forever, to be held by the Trustees as the separate property of the Grantor, all that real property situated in the County of Douglas, State of Nevada, commonly known as 1363 Apollo Avenue, Gardnerville, Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference.

Assessor's Parcel Nos.1220-04-517-046, 1220-04-517-047, 1220-04-517-048, 1220-04-517-049, 1220-04-517-050, 1220-04-517-051, 1220-04-517-052, 1220-04-517-053, 1220-04-517-055.

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.

Witness my hand this STA. day of June	, 2001.
STATE OF NEVADA ) ss.  COUNTY OF DOUGLAS  This instrument was acknowledged before me	YDNEX H. FOSTER
Mary E Bullecchi Notary Public	
MARY E. BALDECCHI Notary Public - Nevada Washoe County 93-0282-2 My Appointment Expires January 10, 2006	
MAIL TAX STATEMENTS TO GRANTEE TO: SYDNEY and RUTH FOSTER	
1774 Heather Circle	

**05**16103 BK0601PG2242

## EXHIBIT A LEGAL DESCRIPTION

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

## PARCEL NO. 1:

Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block C of VALLEY VILLA SUBDIVISION, according to the official map filed in the office of the Recorder of Douglas County, State of Nevada on October 19, 1979 in Book 1079 at Page 1711 as Document No. 37990, Official Records.

## PARCEL NO. 2:

All that portion of the "Common Area" as delineated on VALLEY VILLA SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada on October 19, 1979, described as follows:

COMMENCING at the Northeast corner of said subdivision, thence South 89°44'36" West, 1.56 feet; thence North 35°33'00" West 118.73 feet to a point on a curve concave to the North and having a radius of 465 feet, a radial line running through said point bears North 00°23'50" West; thence Westerly along said curve, through a central angle of 6°59'43" a distance of 56.77 feet to the Point of Beginning; thence South 00°18'53" East, 35.55 feet; thence South 49°21'12" East, 75 feet; thence South 00°18'53" East, 60 feet; thence South 40°38'48" West, 82.90 feet; thence North 53°06'21" West, 103.21 feet; thence South 78°55'40" West, 53.65 feet; thence North 11°04'20" West, 91.35 feet to a point on the Southerly line of Apollo avenue, 50 feet wide, said point being a curve, having a radius of 245 feet and being concave to the Northwest, a radial line running through said point bears North 35°11'37" West; thence North 33°00'00" East, 16.25 feet to a point of intersection with the Northerly line of said subdivision, said point being on a curve concave to the North and having a radius of 465 feet, a radial line running through said point bears North 16°15'33" East; thence Easterly along said curve, through a central angle of 9°39'40" an arc distance of 78.36 feet to the Point of Beginning.

EXCEPTING THEREFROM Lots 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block C, said VALLEY VISTA SUBDIVISION.

Said Parcel is being identified as (not a part) Lot A-1 in Block C of the Amended Plat of VALLEY VISTA SUBDIVISION, excepting therefrom Lots 6 through 14, inclusive, in said Block C and subject to a driveway and access easement 25 feet in width as delineated on said Amended Plat, together with any and all property unknown or undiscovered or hereinafter discovered.

MOFFICIAL RECORDS OF DOUGLAS COLMEYADA

2001 JUN 11 AM 9: 08

LINDA SLATER RECORDER

\$ 8 PAID BLOEPUT

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