

# GRANT, BARGAIN and SALE DEED

**THIS INDENTURE WITNESSETH: That**

**STEPHANIE SHUSTER, a married woman**

**in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to**

**BRIAN SHUSTER, a married man as his sole and separate property**

**and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area of the County of DOUGLAS State of Nevada, bounded and described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY...**

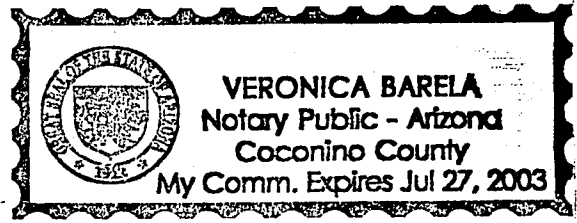
**IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.**

**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: 9-13-01**

Stephanie Shuster  
STEPHANIE SHUSTER

STATE OF Arizona }  
COUNTY OF Coconino } ss.



This instrument was acknowledged before me on 09-13-01  
by STEPHANIE SHUSTER

(This area above for official notarial seal)

Signature [Signature]  
Notary Public

RECORDING REQUESTED BY:  
BRIAN SHUSTER

✓ WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:  
BRIAN SHUSTER, Post Office Box 2153, Stateline, Nevada 89449

0526277  
BK 1001 PG 8778

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All of Lot 20 and a portion of Lot 21, Block C, as shown on the map of Granite Springs Subdivision Unit No. 2, filed for record on July 8, 1980, Document No. 46019, more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence North  $11^{\circ}41'16''$  East 142.67 feet; thence South  $66^{\circ}29'10''$  East 135.29 feet to a point on the right-of-way of Desni Court; thence along the right-of-way along a curve concave to the Southeast with a radius of 50 feet, a central angle of  $76^{\circ}47'57''$  and an arc length of 67.02, the chord of said curve bears South  $08^{\circ}34'41''$  West 62.11 feet; thence South  $60^{\circ}10'42''$  West 88.15 feet; thence North  $73^{\circ}48'26''$  West 70.00 feet to the Point of Beginning.

Said land is further shown on Record of Survey Map for James and Shannon Jensen recorded in Book 992, Page 2460, Document No. 288318, Official Records.

Assessors Parcel No. 07-491-23

Per NRS 111.312, this legal description was previously recorded as Document No. 435539, Book 398, Page 4959, on March 23, 1998.

REQUESTED BY  
*Michael Hambusch*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 OCT 25 PM 2:09

LINDA SLATER  
RECORDER

\$15<sup>00</sup> PAID *K2* DEPUTY

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BK 1001 PG 8779