

A.P.N. # 1022-07-002-011

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

R.P.T.T. \$ \$78.00
ESCROW NO. 020106020
Full Value _____

CLIFFORD FLANNERY
1060 LYDIA LANE
PLACERVILLE, CA 95667

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **LEANN SPANIOL, SURVIVING JOINT TENANT**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **CLIFFORD L. FLANNERY AND JANET L. FLANNERY, AS TRUSTEES OF THE FLANNERY FAMILY TRUST DATED OCTOBER 7, 1993**

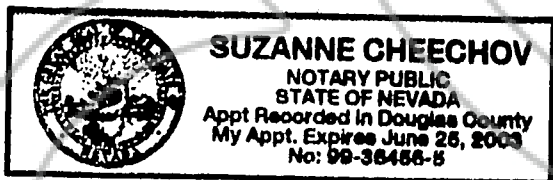
and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **DOUGLAS** State of Nevada, bounded and described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: **February 25, 2002**

Leann Spaniol

LEANN SPANIOL



STATE OF NEVADA }
 } SS.
COUNTY OF DOUGLAS }

This instrument was acknowledged before me on 3/12/02,
by, LEANN SPANIOL

Signature *Suzanne Cheechov*

Notary Public

0536993

BK0302PG05068

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020106020

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

All that portion of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B.&M., lying Southwesterly of the Southwesterly right-of-way line U.S. Highway 395.

Reference is made to the Record of Survey of the Curtis/Harlan Boundary Line Adjustment filed for record in Book 494 at Page 699, as Document No. 334205.

PARCEL 2:

A non-exclusive right-of-way and easement for a roadway, access and utility purposes on, over, under, across and through a strip of land the uniform width of twenty feet inside of and parallel to the boundary line bounding the Northerly boundary of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B.&M., Douglas County, Nevada.

Assessor's Parcel No. 1022-07-002-011

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 20, 1994, BOOK 0694, PAGE 3401, AS FILE NO. 340029, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 MAR 14 PM 3: 35

LINDA SLATER
RECORDER

\$15⁰⁰ PAID *KJ* DEPUTY

0536993

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