

### GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
STEPHANIE C. GABLER, AN UNMARRIED WOMAN

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to  
HANS PRAKELT, AN UNMARRIED MAN

and to the heirs and assigns of such Grantee forever, all the following real property situated in the county of Douglas,  
state of Nevada bounded and described as follows:  
See Exhibit A attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Dated: February 22, 2002

STATE OF NEVADA

COUNTY OF DOUGLAS

} s.s. Stephanie C. Gabler  
STEPHANIE C. GABLER

On FEBRUARY 25, 2002 personally  
appeared before me, a Notary Public,

Stephanie C. Gabler

personally known or proved to me to be the person whose name is  
subscribed to the above instrument who acknowledged that he  
executed the instrument.

Signature *Kathy Swain*



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO:**  
Name HANS J. PRAKELT  
Street Address 1500 OLIVER RD., #K, STE 298  
City, State FAIRFIELD, CA 94533  
Zip

**MAIL TAX STATEMENTS TO:**  
Name HANS J. PRAKELT  
Street Address SAME AS ABOVE  
City, State  
Zip

Order No. 00085960-201-KLS

0537420

BK0302PG07024

**Legal Description**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast ¼ of the Southeast ¼ of Section 4, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the East ¼ corner of said Section 4; thence along the Northerly line of said Northeast ¼ of the Southeast ¼ South 89°58'35" West a distance of 170.28 feet to the Northeast corner of the herein described parcel and the TRUE POINT OF BEGINNING; thence leaving said line South 00°14'29" East a distance of 80.00 feet; thence South 21°00'06" East a distance of 338.97 feet to a point on the Northerly right-of-way line of Kingsbury Grade; thence along said line North 44°27'00" West a distance of 555.20 feet to a point on the Northerly line of said Northeast ¼ of the Southeast ¼; thence along said line North 89°58'35" East a distance of 266.98 feet to the TRUE POINT OF BEGINNING.

Subject to a private access easement over a triangular parcel of land in the Northwest corner of the above described parcel and more particularly described as follows:

Commencing at the East ¼ corner of said Section 4; thence along the Northerly line of said Northeast ¼ of the Southeast ¼ South 89°58'35" West a distance of 408.69 feet to the TRUE POINT OF BEGINNING; thence leaving said line South 45°33'00" West a distance of 20.40 feet to a point on the Northerly right-of-way line of Kingsbury Grade; thence along said line North 44°27'00" West a distance of 20.00 feet to the Northwest corner of the above described parcel; thence along the North line thereof North 89°58'35" East a distance of 28.57 feet to the TRUE POINT OF BEGINNING.

Also being subject to that certain 40.00 wide private access easement as described in deed filed for record in Book 1292 at page 825, Official Records of Douglas County, Nevada

Reference is made to "Adjusted Parcel C" of Record of Survey for Boundary Line Adjustment. Filed for record January 10, 1994 in Book 194 of Official Records at Page 1598, as Document No. 327221.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed of Trust, recorded in the office of the County Recorder of Douglas County, Nevada on October 31, 2001, as Document No. 526581, of Official Records.

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

2002 MAR 20 PM 3: 11

LINDA SLATER  
RECORDER

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

0537420

BK 0302 PG 07025