A.P.N. # 05	-270-050	The second	
R.P.T.T. \$	874.90		
ESCROW NO	0202	00234	
Full Val	Lue	·	

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

H&F INVESTMENTS, LLC P.O. BOX 10408 ZEPHYR COVE, NU 89448

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JEFFREY K. RAHBECK, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED ONE-HALF INTEREST AND BRIAN J. MILLER AND PENNY MILLER, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to H & F INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY

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:

April 25, 2002

Q4292022	ロコンプラファント・コンプラファンティー
A SECOND	CAROLYN COFFEY
1 经代金净值	NOTARY PUBLIC - NEVADA
	Appt. Recorded in DOUGLAS CO.
	My Appt. Exp. July 27, 2002
No. 98-4033-5	
والمسرف فيركم المناوات الدالا	こうこうこうこうこうこうこうしょうしん

Jenny Miller

PENNY MILLER

STATE OF NEVADA }
COUNTY OF DOUGLAS ss.
This instrument was acknowledged before me on 4-26-02-by, JEFFREY K. RAHBECK and BRIAN J.
by, JEFFREY K. RAHBECK and BRIAN J.
MILLER AND PENNY MILLER
Signature Canal Canal
Notary Public

## **EXHIBIT "A"**

## **LEGAL DESCRIPTION**

ESCROW NO.: 020200234

All that certain lot, piece or parcel of land lying and being situate in the County of Douglas, State of Nevada, being a portion of the South one-half of Section 15, Township 13 North, Range 18 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Southeasterly terminus of that certain tangent on McFaul Way which bears North 59°27'00" West, a distance of 308.16 feet as shown on that certain map entitled, "Round Hill Village Unit No. 1" filed in the office of the Recorder of Douglas County, Nevada on April 21, 1965 as Document No. 27741; thence South 30°33'00" West, 30.00 feet to a point in the Southwesterly right-of-way of said McFaul Way; thence North 59°27'00" West, along said right of way line, a distance of 180.50 feet to a point in said right-of-way line which is the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line, North 59°27'00" West, 127.66 feet to a point; thence continuing further along said right-of-way line around a curve to the right, having a radius of 230.00 feet, through a central angle of 16°40'00", an arc distance of 66.90 feet; thence departing said right-of-way line, South 1°59'07" East, 183.31 feet to a point in the Northerly property line of Round Hill Village Shopping Center; thence following said property line North 69°00'00" East, 165.00 feet; thence departing said property line North 4°46'50" East, 17.40 feet to a point in the Southwesterly right-of-way line of McFaul Way, and the POINT OF BEGINNING.

EXCEPT THEREFROM all that portion of said land conveyed to Milton Manoukian, etal, in Deed recorded May 7, 1983, Book 383, Page 390, Document No. 076746 of Official Records, more particularly described as follows:

BEGINNING at the most Northwesterly corner of that certain parcel of land described in Deed to Milton Manoukian and Lorraine Manoukian, recorded as Document No. 37271, Book 51, Page 575 on July 25, 1967, Official Records of Douglas County, Nevada; thence South 1°59'07" East, 183.31 feet along the property line of said parcel; thence along the property line of said parcel North 69°00'00" East, 45.48 feet; thence North 1°59'07" West, 129.80 feet to a point on a 230.00 foot radius curve, the center of which bears North 32°46'05" East, said curve being also the Southwesterly right-of-way line of McFaul Way; thence along said curve through a central angle of 14°26'55", an arc distance of 58.00 feet to the POINT OF BEGINNING.

Basis of bearing; McFaul Way bears North 59°27'00" West as shown on Record Map of Round Hill Village Unit No. 1, recorded as Document No. 27741, Book 2 of Maps, Official Records of Douglas County, Nevada.

Continued on next page

ESCROW NO.: 020200234

APN 05-270-050

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED OCTOBER 9, 1995, BOOK 1095, PAGE 1140, AS FILE NO. 372141, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

-2-

Stewart Title of Douglas County

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

2002 MAY -3 PM 3: 59

LINDA SLATER RECORDER

\$16.00 PAID PLOEPUTY

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