

16
APN 1219-03-001-031

When Recorded Return to:

T. Scott Brooke
Brooke Shaw Plimpton Zumpft, LLP
1590 Fourth Street
Minden, Nevada 89423

Mail Tax Statements to:

James K. Turner, Jr.
140 Charles Street, #16A
New York, New York 10014-6516

P.P.T. \$ 171.00

DEED TO REAL PROPERTY

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Myra Nancy Turner, Guardian for Franklin Elms Black, an adult Ward, (Grantor) does hereby grant, bargain, sell and convey an undivided fifty percent (50%) interest to Myra Nancy Turner and James K. Turner, Jr., Co-Conservators for Franklin Elms Black, an adult Conservatee; and, an undivided fifty percent (50%) interest to Myra Nancy Turner, an individual, as Joint Tenants (Grantees), with right of survivorship based on the lives of Franklin Elms Black and Myra Nancy Turner, in that real property in the County of Douglas, State of Nevada, more specifically described as follows:

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

A parcel of land located within a portion of the Southwest one-quarter (SW ¼) of the Northwest one-quarter (NW ¼) of Section 3, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the West one-quarter (W ¼) corner of Section 3, Township 12 North, Range 20 East, M.D.B. & M., as set forth on that certain Parcel Map for MURRAY G. ALSTOTT and JAMES C. DYKES, that was filed for record in the office of the County Recorder of Douglas County, Nevada on the 3rd day of November, 1977, in Book 1177 of Parcel Maps at Page 220 as

0542412

BK0502PG05159

Document No. 14673 of Official Records; thence North 00° 09' 00" East, 1064.00 feet to the POINT OF BEGINNING thence South 74° 51' 00" East, 238.00 feet to the Westerly right-of-way line of Mott Court, having a delta angle of 70° 35' 37" an arc length of 55.26 feet and a radius of 45.00 feet; thence North 35° 37' 29" West, 350.49 feet; thence North 89° 50' 12" West, 65.00 feet; thence South 00° 09' 00" West, 256.00 feet to the POINT OF BEGINNING.


Said land more fully shown as Revised Parcel "B" set forth on that certain Parcel Map for JAMES C. DYKES, et ux, filed for record in the Office of the County Recorder of Douglas County, Nevada, on December 12, 1993, as Document No. 92533.

Assessors Parcel No. 1219-03-001-031

Per NRS 111.312(5), this legal description was previously recorded in the Individual Grant Deed, recorded as Document No. 269139 at Book 0192, Page 2156 on January 17, 1992 in the official records of Douglas County.

Reference is hereby made to the 21 May 2001 Letters of Conservatorship issued by the Superior Court of California, County of Alpine, appointing James K. Turner, Jr. as Co-Conservator of the person and estate of Franklin Elms Black in Case No. 154P; and, to the 11 February 2002 Order by the Superior Court of California, County of Alpine, Authorizing Co-Conservators, Myra Nancy Turner and/or James K. Turner, Jr. to Convey Conservatorship Property in Case No. 154P. This Deed is given pursuant to the proceedings and Orders in said Case No. 154P.

IN WITNESS WHEREOF, this instrument is executed this 13 day of May, 2002.



MYRA NANCY TURNER, Guardian for
Franklin Elms Black, an Adult Ward

STATE OF CALIFORNIA)

) ss.

COUNTY OF Trinity)

On May 13, 2002, Myra Nancy Turner, personally appeared before me, a Notary Public, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.



Danielle Dorman
Notary Public

COOPER

REQUESTED BY
Brooke Shaw et al
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 MAY 16 PM 3: 10

LINDA SLATER
RECORDER

\$ 16.00 PAID AL DEPUTY

3

0542412

BK0502PG05161