

A.P. No. 1220-17-401-008  
Escrow No. 2002-64401-NMP  
R.P.T.T. \$ 0.00 #3

**WHEN RECORDED MAIL TO:**

Mr. and Mrs. Hope  
1036 Kimmerling Road  
Gardnerville, NV 89410

**MAIL TAX STATEMENT TO:**

Mr. and Mrs. Hope  
Same

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**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dennis M. Hope and Teresa D. Hope, husband and wife, as to an undivided ½ interest each, as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

Dennis M. Hope and Teresa D. Hope, husband and wife as community property with rights of survivorship

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

**PARCEL 1:**

A portion of the Southwest ¼ of the Southwest ¼ of Section 17, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of Lot 2, TIERRA LINDA ESTATES SUBDIVISION, as recorded; thence South 0°23'30" East along the West side of the said TIERRA LINDA ESTATES SUBDIVISION, a distance of 815.68 feet; thence South 89°52'30" West, a distance of 330 feet to the True Point of Beginning; thence from the True Point of Beginning South 89°52'30" West, a distance of 425.39 feet to a point; thence North 0°22'28" West, a distance of 379.90 feet to a point which is the Southwest corner of the parcel of land conveyed to JERRY WHITESIDE, et ux, in Deed recorded October 7, 1971 in Book 92, Page 184, Document No. 54835, Official Records of Douglas County, Nevada; thence South 88°11'45" East, a distance of 428.65 feet to a point, which is the Southeast corner of the Whiteside Parcel; thence South 3°29'20" West, a distance of 50 feet to the Northwest corner of the parcel of land conveyed to BRUCE D. KINGSLND, et ux, in Deed recorded October 6, 1971 in Book 92, Page 121, Document No. 54792, Official Records of Douglas County, Nevada; thence South 0°23'30" East, a distance of 330 feet to the Point of Beginning.

**PARCEL 2:**

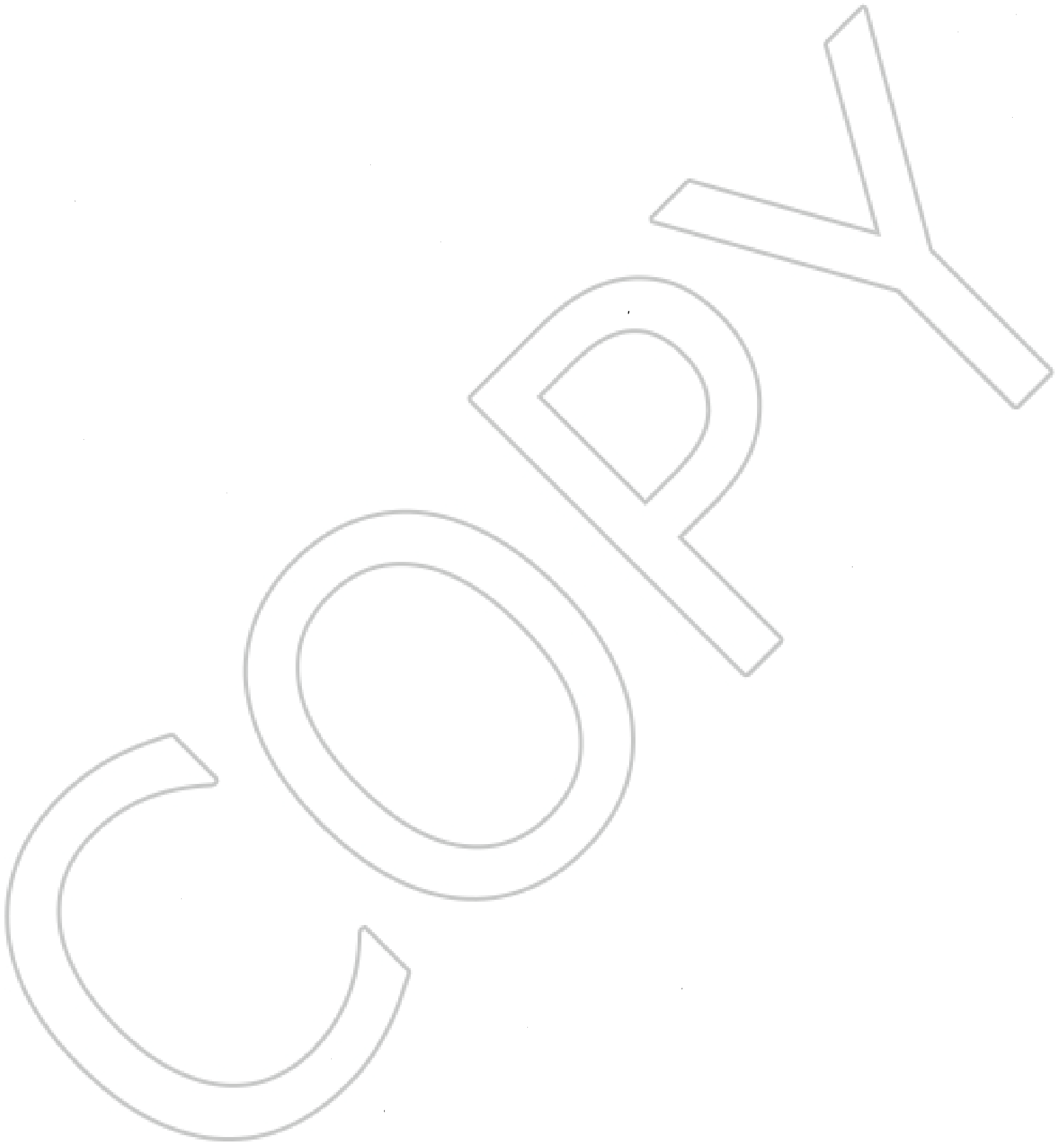
TOGETHER WITH an appurtenant non-exclusive right of way for road and utility purposes 50 feet in width lying Easterly of, parallel and contiguous to the hereinafter described line lying wholly within the Southwest 1/4, Southwest ¼ of Section 17, Township 12 North, Range 20 East, M.D.B.&M., said line more particularly described as follows, to-wit:

BEGINNING at a point which is the Northwest corner of the parcel of land conveyed to BRUCE D. KINGSLAND, et ux, in Deed recorded October 6, 1971 in Book 92, Page 121, Document No. 54792, Official Records of Douglas County, Nevada; thence North 3°29'20" West along the Westerly boundary line of the

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parcel of land conveyed to JOHN C. GUNN, et ux, in Deed recorded May 6, 1971 in Book 86, Page 500, Document No. 52618, Official Records of Douglas County, Nevada, a distance of 220.36 feet more or less to the Southwest corner of the parcel of land conveyed to RALPH R. MARTINI, et ux, in Deed recorded October 12, 1970 in Book 80, Page 176, Document No. 49790, Official Records of Douglas County, Nevada; thence North 0°22'28" East along the Westerly line of the Martini parcel, as distance of 276.37 feet to the Point of Ending; said point being on the Southerly right of way line of Verde Way, as it now exists.



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Description Continued

PARCEL 3:

TOGETHER WITH an exclusive access easement described as follows:

That portion of Lot 1 in Block A in Country Lane Subdivision recorded on the 4<sup>th</sup> day of February, 1981 as Instrument No. 53226 in Book 281, Page 242, in the Official Records of Douglas County, Nevada, described as follows:

COMMENCING at the Southerly most corner of said Lot 1; thence North 45°07'30" West along the Northerly right-of-way line of Kimmerling Drive (80 feet wide) 11.00 feet to the Point of Beginning; thence continuing North 45°07'30" West along said right-of-way line, 18.00 feet; thence North 44°52'30" East, 8.65 feet; thence along a tangent curve to the right having a central angle of 44°44'45" and a radius of 29.00 feet, an arc length of 22.65 feet; thence North 89°37'15" East, 14.13 feet to the East line of said Lot 1; thence South 00°22'45" East along said East line, 15.00 feet; thence South 44°52'30" West, 4.26 feet; thence South 89°37'15" West 11.10 feet; thence along a tangent curve to the left having a central angle of 44°44'45" and a radius of 11.00 feet, an arc length of 8.59 feet; thence South 44°52'30" West, 8.65 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain document recorded July 28, 1993, as Instrument No. 313651.

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

Date 5-24-02

[Signature]  
Dennis M. Hope  
State of Nevada  
County of Douglas

[Signature]  
Teresa D. Hope

This instrument was acknowledged before me on May 23, 2002, by Dennis M. Hope and Teresa D. Hope

[Signature]  
Notarial Officer



REQUESTED BY  
FIRST AMERICAN TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 JUN -4 PM 3: 36

LINDA SLATER  
RECORDER  
\$16 PAID [Signature] DEPUTY

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