A.P.N. # 122	20-	04-101-0	13
R.P.T.T. \$	0	#10	
ESCROW NO		0207061	30
Full Val	118	·	

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

GRANTEE
7754 "A" BALBOA BLVD.
VAN UYS, CA. 91406

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JERRY F. ROSENSTOCK, an unmarried man who acquired title as a married man as his sole and separate property

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to 1380 GARDNERVILLE, 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:

June 04, 2002



> 0544363 BK0602PG03257

ROSENSTOCK

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020706130

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

PARCEL 1:

A Parcel of land, located in the NE 1/4 of the NW 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., Town of Gardnerville, County of Douglas, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of Section 4, proceed South 89°02′06" West, a distance of 3,583.65 feet to the TRUE POINT OF BEGINNING, which is the Northwest corner of the parcel, and which is also the Northeast corner of the Hintze parcel, and lies on the Southerly right of way line of Nevada State Highway, U.S. 395, proceed thence South 9°02′48" East, a distance of 399.58 feet to the Southwest corner of the parcel; thence East 233.04 feet to the Southeast corner of the parcel; thence North 09°02′48" West, a distance of 338.00 feet to the Northeast corner of the parcel: thence Westerly along the Southerly right of way line of Nevada State Highway, U.S. 395, around a curve to the left having a radius of 610.50 feet a central angle of 23°38′56" and a length of 251.98 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., TOWN OF GARDNERVILLE, County of Douglas, State of Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 4, proceed South 88°45'05" West, a distance of 3,470.00 feet to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel and lies on the Southerly right of way line of Nevada State Highway, U.S. 395; proceed thence Westerly, along said Southerly right of way, around a curve to the left, having a radius of 610.50 feet, a central angle of 10°48'26", a semi-tangent of 57.75 feet, and a length of 115.15 feet to the Northwest corner of the parcel; thence South 9°02'48" East, a distance of 399.58 feet, to the Southwest corner of the parcel; thence East, a distance of 111.53 feet to the Southeast corner of the parcel; thence North 9°02'48" West, a distance of 384.12 feet to the POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM that portion of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Northeast corner of said Section 4: thence South 84°56′30" West, 3,446.33 feet to the POINT OF BEGINNING; thence South 09°02′48" East, 154.00 feet; thence East, 121.51 feet; thence North 09°02′48" West, 171.00 feet; thence South Continued on next page

ESCROW NO.: 020706130

81°57'32" West, 120.02 feet to the POINT OF BEGINNING.

PARCEL 2:

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., TOWN OF GARDNERVILLE, Douglas County, Nevada, described as follows:

COMMENCING at the Northeast corner of said Section 4; thence South 87°55'27" West, 3,342.62 feet to the Southerly right of way line of Nevada State Highway, U.S. 395, also the POINT OF BEGINNING; thence South 09°02'48" East 167.08 feet; thence North 81°57'32" East, 2.00 feet; thence North 09°02'48" West, 166.02 feet to Southerly right of way line of said U.S. 395; thence in a Westerly direction on a curve to the left, having a radius of 610.50 feet, a central angle of 00°13'33" and a length of 2.28 feet, to the POINT OF BEGINNING.

Assessor Parcel No. 1220-04-101-013

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 31, 1998, BOOK 798, PAGE 7471, AS FILE NO. 445976, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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THIS INSTRUMENT IS BEING RECORDED AS AM ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR MAPLIED, IS ASSUMED AS TO IT'S REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

REQUESTED BY
Stawart Title of Douglas County
IN OFFICIAL RECORDS OF

IN OFFICIAL RECORDS OF DOUGLAS CO. NEVADA

2002 JUN 11 PM 3: 28

LINDA SLATER
RECORDER

SILOU PAID BLOEPUTY

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