A.P.N. # 03-	191-080			
R.P.T.T. \$	.00 #8			_ /
ESCROW NO	0202	00329	<u> </u>	_ _ :

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

JAMES HILLIARD NUNNALLY P.O. BOX 860 ZEPHYR COVE, NV 89448

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JAMES HILLIARD NUNNALLY, II, AND CAROLYN MARIE NUNNALLY, AS TRUSTEES, OR THE SUCCESSOR TRUSTEE, OF THE JAMES HILLIARD NUNNALLY, II AND CAROLYN MARIE NUNNALLY 1998 TRUST UNDER AGREEMENT DATED JUNE 12, 1998

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JAMES HILLIARD NUNNALLY, II

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 18, 2002

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

Notary Public

JAMES HILLIARD NUNNALLY, II
TRUSTEE

CAROLYN COFFEY

NOTARY PUBLIC - NEVADA

Appt. Recorded in DOUGLAS CO.

My Appt. Exp. July 27, 2002

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## **EXHIBIT "A"**

## **LEGAL DESCRIPTION**

ESCROW NO.: 020200329

PARCEL NO. 1:

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

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 14 North, Range 18 East, M.D.B. & M., described as follows:

The North 150 feet of the following described parcel:

The South 1/2 of Tract 3 and the North 1/2 of Tract 4 of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B. & M., sometimes known as the A. COHN OR BEATTY TRACT, Lake Tahoe, Nevada, said unofficial BEATTY TRACT SUBDIVISION survey and the plat thereof, made by C.E. TAYLOR, C.E., was filed in the office of the County Recorder of Douglas County, Nevada, on March 4, 1947.

Excepting therefrom that portion conveyed to the State of Nevada for Highway purposes by Deed recorded October 2, 1934 in Book T of Deeds, Page 557 and 559. Said Highway now known as U.S. Highway 50.

Also excepting therefrom that portion conveyed to the United States of America by deed recorded October 12, 1989 in Book 1089, Page 1253, Document No. 212798, Douglas County, Nevada.

Assessors Parcel No. 03-191-080

PARCEL NO. 2:

An easement for ingress and egress, described as follows:

A portion of Lot 3, Section 34, T 14 N, R 18 E M.D.B. & M.

BEGINNING at Southeast corner of APN 03-191-09, Douglas County, Nevada;

Thence, along the South line of said parcel N89°00'43"W 19.09', Thence, leaving said line, N24°16'06"W 43.57', Thence N46°39'51"W 110.21', Thence N37°40'36"W 44.99' to the North line of said parcel; Thence, along said north line S88°57'47"E 38.45', Thence, leaving said North line S37°40'36"E 18.59', Thence S46°39'51" E 107.18' to the West line of US Highway 50; Thence, along a non-tangent curve on said west line, having a radius of 840.00', a central angle of 3°36'46", an arc length of 52.97', and a chord bearing S14°50'17"E 52.97', Thence S16°11.62' to the POINT OF BEGINNING.

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Continued on next page

ESCROW NO.: 020200329

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 13, 1999, BOOK 499, PAGE 2606, AS FILE NO. 465645, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



Stewart Title of Douglas County IN OFFICIAL RECORDS OF DOUGLAS CO. MEYADA

2002 JUN 24 PM 3: 42

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LINDA SLATER RECORDER

S/6 PAID (2)