

APN: 1320-29-000-006

RPTT \$ -0- #8

\$15200

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEONARD ANKER and FRANCES ANKER, TRUSTEES OF THE ANKER FAMILY TRUST AGREEMENT DATED MAY 10, 1979, IN DEALING WITH THEIR 1/12TH INTEREST

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to ALTON A. ANKER and SUSAN L. ANKER, Husband and Wife as TENANTS IN COMMON, AS TO AN UNDIVIDED 1/12TH INTEREST

and to the heirs and assigns of such Grantee forever, all the following real property situated in the city _____ county of Douglas, state of Nevada bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: ~~DECEMBER 10, 2001~~ October 29, 2002. *See F.A.H.*

STATE OF NEVADA

COUNTY OF DOUGLAS

} ss. Leonard A. Anker
LEONARD ANKER, TRUSTEE

This instrument was acknowledged before me on October 29, 2002 *See F.A.H.*
~~DECEMBER 10, 2001~~

Frances H. Anker
FRANCES ANKER, TRUSTEE

by LEONARD ANKER, TRUSTEE AND FRANCES ANKER, TRUSTEE
Linda M. O'Neill
Notary Public



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

✓ Name **ANKER**

Street Address **1512 GARDNER**

City, State Zip **GARDNERVILLE, NV 89410**

MAIL TAX STATEMENTS TO:

Name **SAME AS ABOVE**

Street Address

City, State Zip

Order No.

0556116

06517912/10/01

BK1002PG12628

EXHIBIT "A"

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

All that portion of the South 1/2 of Section 29 and the North 1/2 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, and more particularly described as follows:

Commencing at the one-quarter corner common to Sections 32 and 33, Township 13 North, Range 20 East, M.D.B. & M.; thence North 47°05'33" West 2704.10 feet to a point on the Northerly boundary of Zerolene Road which is the Southwesterly corner of this description and the TRUE POINT OF BEGINNING; thence North 89°32'49" East 1020.24 feet to the Southeast corner; thence North 00°25'41" West 1775.04 feet to the Northeast corner; thence North 89°31'35" West 1720.80 feet to the Northwest corner; thence South 01°47'00" East 101.09 feet to the beginning of a curve concave to the West with a central angle of 30°18'14" with a radius of 613.00 feet; thence along said curve an arc length of 320.45 feet; thence South 52°54'55" East 213.40 feet; thence South 81°58'21" East 432.72 feet; thence South 01°15'49" West 79.34 feet; thence South 21°35'00" East 219.44 feet; thence South 30°52'53" East 208.57 feet; thence South 733.12 feet to the POINT OF BEGINNING.

RESERVING THEREFROM a non-exclusive road and drainage easements 25 feet in width adjacent to the North boundary and 35 feet in width adjacent to the East boundary of said land.

Said land more fully shown as Lot 42, on that certain Second Amended Record of Survey for John B. Anderson, being Lot 42 of the John B. Anderson Land Division Map No. 2, filed for record in the office of the County Recorder of Douglas County, Nevada, on June 4, 1981, as Document No. 56926.

TOGETHER WITH right of non-exclusive access to and along said Zerolene Road and along a 25 foot wide non-exclusive easement for access and utilities, extending from said Zerolene Road adjacent to and Northwesterly of the Naddenriep property, to Highway 395, as it now exists.

TOGETHER WITH the surface water rights which are specifically certificated to the herein described property excepting therefrom all water rights from HEENAN LAKE and further excepting any and all surface water rights stemming from the "1/3-2/3" agreement which affects the historical custom and usage of certain surface waters in Carson Valley, Douglas County, Nevada.

"Per NRS 111.312 this legal description was previously recorded at Document No. 529713, Book No 1201,

Page No. 2862.

REQUESTED BY
Anker Building Co
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 OCT 29 AM 9:49

LINDA SLATER
RECORDER

\$15.00 PAID *Be* DEPUTY

0556116

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