

A.P.N. # 1319-03-811-031

R.P.T.T. \$ 0 #1e
ESCROW NO. 020108419

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

GRANTEE
P.O. BOX 167
GENOA, NV 89411

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **PHILIP HOGGATT, SPOUSE OF GRANTEE**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JEAN E. BIHLMEIER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

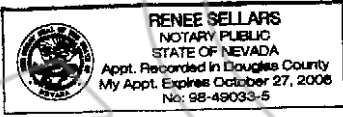
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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: **December 31, 2002**


PHILIP HOGGATT



STATE OF NEVADA }
COUNTY OF DOUGLAS } ss.

This instrument was acknowledged before me on 1/3/03
by PHILIP HOGGATT

Signature 
Notary Public

0562770

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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 020108419

PARCEL I

Lot 31, Block C as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development. Recorded June 2, 1994 in the Official Records of Douglas County Nevada as Document Number 338683.

Assessors Parcel No. 1319-03-811-031

PARCEL II

That Certain Exclusive use and Landscape Easement described as follows:

Commencing at the tie corner of Unit 31 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears South 16 degrees 46'56" East, 84.16 feet from Tie Point 'C' as shown on said Genoa Lakes Phase 2 Final Map; thence South 46 degrees 38'49" West, 22.33 feet to a point on the Northeasterly corner of said Unit 31; thence South 46 degrees 38'49" West, along the Northerly line of said Unit 31, 32.67 feet to the TRUE POINT OF BEGINNING; thence South 46 degrees 38'49" West, 35.00 feet; thence South 36 degrees 35'11" East, 39.61 feet; thence South 42 degrees 14'39" East, 39.82 feet; thence North 41 degrees 22'53" East, 35.00 feet to the Southwesterly corner of Unit 30 as shown on said Genoa Lakes Phase 2 Final Map; thence North 41 degrees 22'53" East, along the Westerly line of said Unit 30, 55.67 feet; thence North 46 degrees 24'56" West, 15.85 feet to a point on the Southerly line of said Unit 31; thence along the Southerly and Westerly boundary lines of said Unit 31 the following 12 courses:

1. South 46 degrees 38'49" West, 26.50 feet;
2. North 43 degrees 21'11" West, 6.67 feet;
3. South 46 degrees 38'49" West, 17.83 feet;
4. South 43 degrees 21'11" East, 6.67 feet;
5. South 46 degrees 38'49" West, 14.33 feet;
6. North 43 degrees 21'11" West, 30.17 feet;
7. North 88 degrees 21'11" West, 2.12 feet;
8. North 43 degrees 21'11" West, 6.00 feet;
9. North 01 degrees 38'49" East, 2.12 feet;
10. North 43 degrees 21'11" West, 1.50 feet;
11. North 46 degrees 38'49" East, 9.67 feet;
12. North 43 degrees 21'11" West, 14.33 feet to the TRUE POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 7, 2001, BOOK 1101, PAGE 1939, AS FILE NO. 527157, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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COPY

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 JAN -3 PM 3: 25

LINDA SLATER
RECORDER

\$16⁵⁰ PAID *Kg* DEPUTY

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