

16  
A.P.N. 1220-04-101-011

Grantees' Mailing Address:  
Mail Tax Statements to:

When recorded mail to:  
Sandra G. Lawrence  
Dyer, Lawrence, Penrose,  
Flaherty & Donaldson  
2805 Mountain St.  
Carson City, NV 89703

Kent R. Neddenriep  
Marie C. Johnson  
176 Highway 88  
Gardnerville, NV 89410

R.P.T.T. \$ 84

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 18th day of December, 2002, by and between, Grantors, KENT R. NEDDENRIEP and MARIE C. JOHNSON, husband and wife as joint tenants, and Grantees, KENT R. NEDDENRIEP and MARIE C. JOHNSON, as Trustees of the NEDDENRIEP/JOHNSON FAMILY TRUST dated December 18, 2002.

**WITNESSETH:**

That the said Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, to them in hand paid by the said Grantees, and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby present GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, to be held and administered and distributed as their community property with rights of survivorship, their successors and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows, to-wit:

BEGINNING at a point six feet South of the Southwest corner of that certain parcel of land as described in that certain Deed dated September 11, 1928, recorded in Book S of Deeds, Page 469, and executed by JAS. E. HICKEY to HERBERT L. DRESSLER; thence North along the West boundary line as described in the aforementioned Deed 417 feet, more or less, to the South boundary of the County Road; thence West 104.46 feet, more or less, to the Northeast corner of the lot of DAVID JONES ESTATE, said lot being more fully described in that certain Deed recorded in Book O of Deeds, Page 307; thence South along the Eastern boundary

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of said DAVID JONES ESTATE lot, 417 feet to a point; thence East 104.46 feet, (of record 140.45 feet) more or less, to the Point of Beginning; said parcel of land being situate in the NE 1/4 of NW 1/4 of Section 4, Township 12 North, Range 20 East, M. D. B. & M.

Previously recorded: Doc 388004 Bk 0596 Pg 3027 on May 16, 1996.  
A. P. N. 1220-04-101-011

Excepting therefrom any portion that lies within Highway 395.

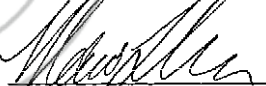
also known as 1384 Highway 395, Gardnerville, Nevada 89410.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral rights if any, in, on, under, or appurtenance to said property and all fixtures and improvements thereon. To have and to hold all and singular the premises together with the appurtenances, unto Grantees, and to their successors and assigns forever.

Grantors warrant for themselves, their heirs, executors and administrators that the above-described property is free from restrictions, liens and encumbrances save those of record on the day and year first above written.

IN WITNESS WHEREOF, Grantors have caused this Indenture to be executed on the day and year first above written.

  
KENT R. NEDDENRIEP


  
MARIE C. JOHNSON  
Mailing Address:  
176 Highway 88  
Gardnerville, NV 89410

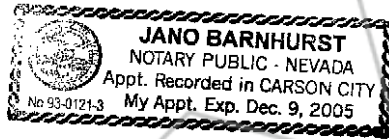
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STATE OF NEVADA )  
 )ss:  
CARSON CITY )

On the 18 day of December, 2002, personally appeared before me, a Notary Public, KENT R. NEDDENRIEP and MARIE C. JOHNSON, personally known to me to be the persons whose names are subscribed to the above instrument, and who acknowledged that they executed the instrument.

  
NOTARY PUBLIC  
F:\cases\cases99\99308\deeds\deed.1384hwy385.wpd



COPY

REQUESTED BY  
*Dick Lawrence et al*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2003 JAN -6 PM 2: 52

WERNER CHRISTEN  
RECORDER

*160* PAID *12* DEPUTY

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