

A.P.N. # 1022-05-000-012

R.P.T.T. \$ ~~424.80~~ 624.80 *ec*  
ESCROW NO. 030700663  
Full Value

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

**GRANTEE**  
**31533 118TH CT. SE**  
**AUBURN, WA. 98002**

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That  
**THE GARCIA FAMILY 1994 TRUST** dated December 8, 1994, **KENNETH C. GARCIA AND MYRNA L. GARCIA**, Trustors and Trustees, and **KENNETH C. GARCIA and MYRNA L. GARCIA**, husband and wife  
in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to  
**HARVEY SAMUEL LUDINGTON and JANET LUDINGTON, husband and wife,**  
**as Joint Tenants**

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 MADE A PART HEREOF**

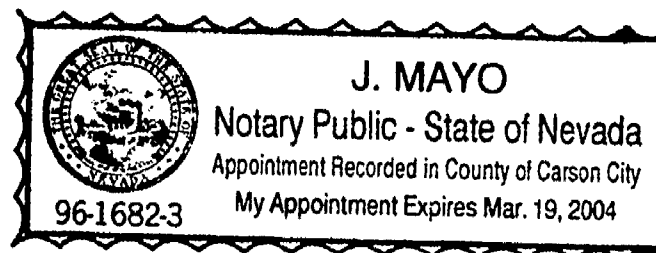
RESERVING UNTO GRANTOR A LIFE ESTATE IN AND TO THE HEREIN  
DESCRIBED PROPERTY.

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: **February 21, 2003** **THE GARCIA FAMILY 1994 TRUST**  
**dated December 8, 1994**

BY: *Kenneth C. Garcia*  
**KENNETH C. GARCIA**  
**INDIVIDUALLY AND AS TRUSTEE**  
BY: *Myrna L. Garcia*  
**MYRNA L. GARCIA**  
**INDIVIDUALLY AND AS TRUSTEE**

STATE OF Nevada }  
COUNTY OF Douglas } ss.



This instrument was acknowledged before me on 3/5/03  
by, **KENNETH C. GARCIA and MYRNA L. GARCIA**

Signature *J. Mayo*  
Notary Public

**0569671**  
**BK0303PG04589**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 030700663

Lot 3, in Block R, as shown on the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, filed for record November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

TOGETHER WITH all of that portion of said Lot 2 described as follows:

Commencing at the South corner common to Lots 2 and 3 as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING; thence along the boundary line common to said Lots 2 and 3 North 49°31'28" East a distance of 175.00 feet; thence leaving said line South 13°53'07" East a distance of 48.75 feet; thence South 23°01'03" West a distance of 28.92 feet; thence South 60°07'06" West a distance of 114.98 feet to a point on the Southwesterly line of aforesaid Lot 2; thence along said line North 62°28'00" West of 38.14 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 1022-05-000-012

Said property further shown on Record of Survey supporting a Boundary Line Adjustment and filed for record with the Douglas County Recorder's office on November 6, 1997, in Book 1197, Page 1038, as Document No. 425699, Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 6, 1997, BOOK 1197, PAGE 1044, AS FILE NO. 0425702, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

2003 MAR 12 AM 10:37

WERNER CHRISTEN  
RECORDER

\$15.00 PAID *KJ* DEPUTY

0569671

BK0303PG04590