

ESCROW NO.: 23303004
A.P.N: 1220-03-411-001
Documentary Transfer Tax is \$0.00 # 7

MAIL TAX STATEMENTS TO AND
WHEN RECORDED MAIL TO:
STEPHEN D. MacCABE
1454 Southgate
Gardnerville Nevada, 89410

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

DEBORA L. MacCABE, former spouse of the grantee

for a valuable consideration, receipt of which is hereby acknowledged, do (es) hereby Grant, Bargain, Sell and Convey to

STEPHEN D. MacCABE, an unmarried man

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, being Assessment Parcel No. 1220-03-411-001, bounded and specifically 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.

Witness my hand on this 23 day of February, 2003.

Deborah L MacCabe
DEBORA L. MacCABE

State of Nevada
County of Douglas

On this 11th day of March, 2003, before me a Notary Public in and for said County and State, personally appeared Deborah L. MacCabe

personally known to me (or to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is /are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in he/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Deborah L. Ortiz
Notary Public



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BK0303PG07947

EXHIBIT "A"

The land referred to in this report is situate in Douglas County, State of Nevada, and is described as follows:

A parcel of land located in the Southwest 1/4 of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 1 of Block "A", as shown on the Final Map for Southgate Service Park One filed for record in the Douglas County Recorder's Office in Book 691, at Page 457, as Document No. 252109; said point further described as falling on the Easterly right-of-way line of U.S. Highway 395;
thence North $64^{\circ}47'58''$ East, 175.96 feet;
thence South $35^{\circ}06'34''$ East, 271.66 feet to a point on the Northerly right-of-way line of Southgate Drive;
thence along said right-of-way South $76^{\circ}05'05''$ West, 30.00 feet;
thence along the arc of a curve to the right having a radius of 100.00 feet, a central angle of $16^{\circ}51'50''$ and an arc length of 29.43 feet;
thence along the arc of a reverse curve to the left having a radius of 171.59 feet, a central angle of $36^{\circ}32'22''$ and an arc length of 109.43 feet;
thence along the arc of a reverse curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$ and an arc length of 39.27 feet to a point on the Easterly right-of-way line of U.S. Highway 395;
thence along said right-of-way line North $33^{\circ}35'27''$ West, 214.60 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North $76^{\circ}05'05''$ East, the centerline of Southgate Drive, as shown on said Final Map.

Per NRS 111.312, this legal description was previously recorded on February 12, 1998, in Book 298, at Page 2279, as Document No. 432567, of Official Records.

Assessor's Parcel No. 1220-03-411-001

REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 MAR 18 PM 4:39

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID K2 DEPUTY

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