

A.P.N. # 1318-24-701-002

R.P.T.T. \$ #60  
ESCROW NO. 020209120  
Full Value

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

**GRANTEE**  
P.O. Box 2086  
Stateline, NV 89449

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **CHARLENA MANCHESTER**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **CHARLES S. MANCHESTER, A MARRIED MAN AS HIS 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: **March 27, 2003**

  
**CHARLENA MANCHESTER**



STATE OF Nevada }  
COUNTY OF Douglas } SS.

This instrument was acknowledged before me on 3/27/03  
by, **CHARLENA MANCHESTER**

Signature   
Notary Public

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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 020209120

Situate in a portion of the Northeast 1/4, Northwest 1/4, Southeast 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B.&M., being further described as follows:

Parcel 1, as set forth on Record of Survey/Lot Line Adjustment for Timothy R. Stoll, filed for record in the office of the County Recorder of Douglas County, Nevada on June 30, 1986 in Book 686, page 2815, as Document No. 136919, Official Records of Douglas County, Nevada.

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TOGETHER WITH a non-exclusive easement and right of way fifteen feet in width for use in connection with a single family residence for the purpose of ingress and egress, snow removal and public utilities (underground only) under, over, on and across a portion of Lot 22, Kingsbury Highlands, Units No. 2, recorded December 26, 1961, Document No. 19280, Official Records of Douglas County, State of Nevada, and a portion of Parcel No. 1 as said parcel is shown on the Parcel Map recorded October 15, 1974, Document No. 75900, located Easterly, Southerly and Westerly of the line described as follows:

Beginning at a point on Laurel Circle that is a lot corner common to said Lots 19 and 22, thence North 33°12'44" East along the lot line common to said Lots 19 and 22, 126.00 feet thence leaving said lot line common to said Lots 19 and 22, 126.00 feet; thence leaving said lot line South 75°00'00" East, 39.00 feet; thence along a tangent curve concave to the North having a central angle of 49°00'00", a radius of 45.00 feet, an arc length of 38.48 feet; thence North 56°00'00" East, 17.00 feet; thence along a tangent curve concave to the Northwest having a central angle of 35°29'11" a radius of 115.00 feet, an arc length of 71.23 feet, to a point on the Easterly lot line of said Lot 22; thence along said Easterly line North 00°01'27" East, 7.00 feet; thence South 89°58'33" East 26.56 feet; thence South 41°00'05" East, 21.0 feet; thence South 08°45'48" East 32.00 feet to the terminus of this easement description. The side line of this easement shall be lengthened to meet the property line of the owner to the South.

Together with a roadway, drainage and snow removal easement as shown in document recorded October 2, 1995, in Book 1095, Page 89, as Document No. 371735, Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 3, 1993, BOOK 1293, PAGE 749, AS FILE NO. 324165, 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 MAR 31 PM 2: 16

WERNER CHRISTEN  
RECORDER

\$16<sup>00</sup> PAID **AB** DEPUTY

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