

A.P.N. # 1318-23-812-024

R.P.T.T. \$ 780.00  
ESCROW NO. 030200475  
Full Value

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

GRANTEE  
P.O. Box 4455  
State line, NV 89449

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **STEPHEN R. DES JARDINS AND KAREN A. DES JARDINS, HUSBAND AND WIFE**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to  
**PAUL JOSEPH ELLBOGEN AND AUDREY ELLBOGEN, HUSBAND AND WIFE**

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**

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 04, 2003**

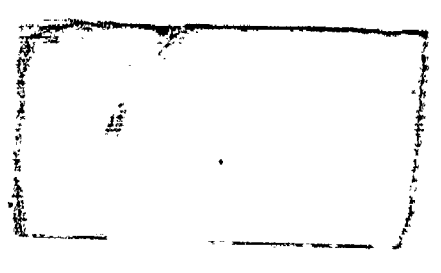
*Stephen R. Des Jardins*  
**STEPHEN R. DES JARDINS**  
*Karen A. Des Jardins*  
**KAREN A. DES JARDINS**

STATE OF \_\_\_\_\_ }  
  } ss.  
COUNTY OF \_\_\_\_\_ }

This instrument was acknowledged before me on \_\_\_\_\_,  
by, **STEPHEN R. DES JARDINS and KAREN A. DES JARDINS**

Signature *See attached All-Purpose Acknowledgment*  
Notary Public

**0573304**  
**BK0403PG05620**



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of San Diego } ss.

On April 4, 2003, before me, Crystal Bucher, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Stephen R. des Jardins and Karen Ades Jardins  
Name(s) of Signer(s)

personally known to me  
 ~~proved 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 ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Crystal Bucher  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: GRANT, Bargain, Sale Deed

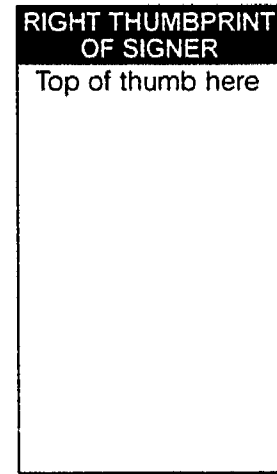
Document Date: Feb 4, 2003 Number of Pages: 1

Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer**

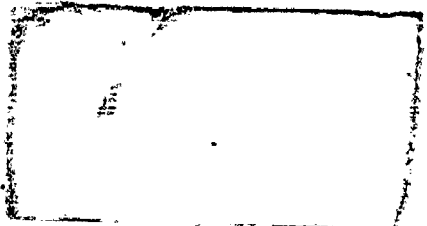
- Signer's Name: \_\_\_\_\_
- Individual
  - Corporate Officer — Title(s): \_\_\_\_\_
  - Partner —  Limited  General
  - Attorney in Fact
  - Trustee
  - Guardian or Conservator
  - Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 030200475

**PARCEL 1:**

Lot 27, Block B, as shown on the official map of KINGSBURY HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1959 as Document No. 14738.

EXCEPT THEREFROM the following described parcel:

BEGINNING at the Northeast corner of said Lot 27; thence along the Easterly line of said Lot 27, South 12°06'44" East, 10.09 feet thence South 85°27'49" West 67.00 feet; thence North 27°56'42" West 10.90 feet to a point on the Northerly line of said Lot 27; thence along said Northerly line, 85°27'49" East 70.00 feet to the POINT OF BEGINNING.

**PARCEL 2:**

A portion of Lot 26, Block B, as shown on the official map of KINGSBURY HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1959 as Document No. 14738, described as follows:

BEGINNING at the Southwest corner of said Lot 26; thence along the Westerly line of said Lot 26, North 04°32'11" West 29.00 feet; thence North 85°27'49" East 17.00 feet; thence South 44°08'52" East 37.64 feet to a point on the Southerly line of said Lot 26; thence along said Southerly line, South 85°27'49" West 41.00 feet to the POINT OF BEGINNING.

Assessors Parcel No. 1318-23-812-024

**PARCEL 3:**

Together with an easement over Lot 26 of said official map described as follows:

Beginning at the Southwest corner of said Lot 26; thence North 04°32'11" West 29.00 feet to the TRUE POINT OF BEGINNING; thence North 04°32'11" West 15.00 feet; thence North 85°27'49" East 15.00 feet; thence South 64°53'35" East 26.46; South 23°20' West 18.00 feet; thence North 44°08'52' West 18.17 feet; thence South 85°27'49" West 17.00 feet to the TRUE POINT OF BEGINNING.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN  
Continued on next page

ESCROW NO.: 030200475

ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 28, 1997, BOOK 0597, PAGE 4780, AS FILE NO. 413517, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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

2003 APR 11 PM 3:42

WERNER CHRISTEN  
RECORDER

\$ 17<sup>00</sup> PAID *KJ* DEPUTY

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