

A.P. No. 1318-10-417-029
Escrow No. 141-2052108-CD/JEJ
R.P.T.T. \$0.00 *GA*

THIS INSTRUMENT IS BEING RECORDED AS AN
ACCOMMODATION ONLY. NO LIABILITY, EXPRESS
OR IMPLIED, IS ASSUMED AS TO THE REGULARITY
OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY,
IN TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.
FIRST AMERICAN TITLE COMPANY OF NEVADA

WHEN RECORDED MAIL TO:

Grantee
~~629 Don Drive~~ *P.O. Box 1207*
Stateline, NV 89449

MAIL TAX STATEMENT TO:

Gary Healy
P.O. Box 1207
San Clemente, CA 92674

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gary A. Healy, an unmarried individual

do(es) hereby *GRANT, BARGAIN and SELL* to

Gary A. Healy, Trustee of THE GARY ALLAN HEALY TRUST dated April 23, 1994

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 5, Block 3, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada on July 5, 1947 as Document No. 5160.

PARCEL 2:

A 20 foot wide road access easement as set forth in document recorded January 15, 1965 as Document No. 14702 Together with an easement egress and access over and across all that portion of Lot 4, Block 3 Zephyr Heights Subdivision as set forth in Document recorded October 3, 1980 as Document No. 49243, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4; thence North 55°39'30" West 8.54 feet to the beginning of a tangent curve to the left with a radius of 420 feet and a central angle of 11°37'20"; thence along said curve an arc length of 85.19 feet to the most Westerly corner of said Lot 4; thence South 79°20' 27" East 94.00 feet to a point on the Easterly line of said Lot 4; thence along said Easterly line South 20°42'33" West 30.00 feet to the Point of Beginning.

RESERVING THEREFROM an easement for egress and access over and across all that portion of Lot 5, Block 3, Zephyr Heights Subdivision more particularly described as follows:

BEGINNING at a point on the westerly line of said Lot 5 which bears North 20°42'33" East 10.00 feet from the most Westerly corner of said Lot 5; thence continuing along said Westerly line North 20°42'33" East 67.00 feet; thence South 63°30'17" East 20.91 feet; thence South 00°57'35" West 30.00 feet to the beginning of a tangent curve to the right with a radius of 25.00 feet and a central angle of 45°45'00"; thence along said curve an arc length of 19.96 feet; thence South 80°42'35" West 34.50 feet to the Point of Beginning.

The owner of Lot 4 is to be responsible for maintenance of driveway and all areas covered by easement until such time that construction is started on Lot 5. When construction is started on Lot 5, the owner of Lot 5 agrees to pay for any damages to the easement area during the construction. After construction of Lot 5 is completed, owners of Lot 4 and 5 agree to share equal responsibility for maintaining said easement; that they have a 50/50 liability in the maintenance, snow removal and any other costs incurred on the said easement.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 02/14/2003

0574655

BK0403PG12333



