

APN 1320-32-812-013
RPTT \$216.45
ESCROW NO: 116971-JN

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That FELIPE DONAIRE and ANNETTE M. DONAIRE, husband and wife, as joint tenants

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to ROBERT CLINTON McELRATH and STACY McELRATH, Husband and Wife as Joint Tenants with Right of Survivorship

all that real property situated in the County of Douglas, State of Nevada, 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.

Witness his/hers/theirs hand(s) this 17th day of April, 2003.

Felipe Donaire
FELIPE DONAIRE

Annette M. Donaire
ANNETTE M. DONAIRE

STATE OF NEVADA
CARSON CITY

} SS:

This instrument was acknowledged before me on April 17, 2003,
by FELIPE DONAIRE and ANNETTE M. DONAIRE.

Jeannie Nabicht
NOTARY PUBLIC



Escrow No. 116971-JN

SPACE BELOW FOR RECORDER'S USE

AND WHEN RECORDED MAIL TO:

ROBERT CLINTON McELRATH
STACY McELRATH
969 Sunup Ct
Carson City, NV 89705

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

0574685

BK0403PG12487

Exhibit A

A Parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada being more particularly described as follows:

Beginning at the Southeasterly corner of revised Lot 13, said point bears North 80°14'45" West 99.75 feet from the centerline radius point of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8" rebar with aluminum cap stamped PLS 6497 inside of a survey well:

Thence North 45°21'15" West, 49.00 feet;
Thence North 44°38'45" East, 35.00 feet;
Thence South 45°21'15" East, 53.00 feet;
Thence South 44°38'45", West, 20.00 feet;
Thence North 45°21'15" West, 4.00 feet;
Thence South 44°38'45", West, 15.00 feet;
Thence North 45°21'15", West, 49.00 feet to the POINT OF BEGINNING.

Reference is made to record of Survey to support a lot line adjustment for WALLER/FITCH P PATIO HOMEOWNERS ASSOCIATION recorded in the Office of the recorder of Douglas County, on March 11, 1998, in Book 398, Page 2283, as File No. 434596, Douglas County, Nevada.

The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed, recorded March 27, 2001, in Book 0301, Page 6823, as Document No. 511139, Official Records of Douglas County, Nevada.

REQUESTED BY
FIRST CENTENNIAL TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 APR 25 PM 2: 56

WERNER CHRISTEN
RECORDER

S. 15⁰⁰ PAID. *Bl* DEPUTY

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