

17-
APN: 1320-35-001-030
1320-35-002-044

RECORDING REQUESTED BY:

Kalicki & Schulze, LLP
9590 Prototype Court, Ste. 400
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Kalicki & Schulze, LLP
9590 Prototype Court, Ste. 400
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

Barbara L. Flanagan
1702 Sanchez Road
Gardnerville, NV 89410

RPTT: \$0.00 EXEMPT ~~8~~4

Exempt: A transfer of title to reflect the true ownership of the property.

REQUESTED BY
Kalicki & Schulze
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 JUL -2 PM 12:48

WERNER CHRISTEN
RECORDER

\$1700 PAID *Be* DEPUTY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

BETTY L. FLANAGAN and BARBARA L. FLANAGAN

For GOOD AND VALUABLE Consideration, do hereby Grant, Bargain, Sell and Convey unto:

BETTY L. FLANAGAN, an unmarried woman

ALL that real property situated in the **County of Douglas**, State of Nevada, and more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein.

PARCEL 1:

Prior Recorded Doc. Ref.: Joint Tenancy Deed: Recorded 2/4/00;
BK 2 00, PG 943, Doc. No. 485821

PARCEL 2:

Prior Recorded Doc. Ref.: Joint Tenancy Deed: Recorded 10/25/99;
BK 10 99, PG 1099, Doc. No. 479352

All Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of
 Way, and Easements now of record, if any.

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BK0703PG01078

WITNESS our hands, this _____ day of January, 2003

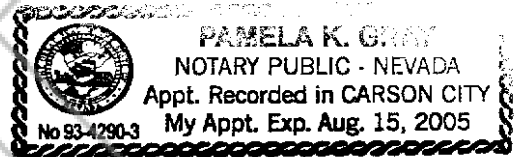
Betty L. Flanagan
BETTY L. FLANAGAN

Barbara L. Flanagan
BARBARA L. FLANAGAN

STATE OF NEVADA }
COUNTY OF CARSON CITY } SS

This instrument was acknowledged before me, this 23rd day of January, 2003, by BETTY L. FLANAGAN and BARBARA L. FLANAGAN.

Pamela K. Gray
Notary Public
My Commission Expires: Aug. 15, 2005



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EXHIBIT "A"

PARCEL 1:

Legal Description:

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that portion of Section 35, Township 13 North, Range 20 East, M.D.B.&M., and that portion of Parcels 3A-2 and 3A-3, as shown on the Parcel Map for JAMES F. JORDON, filed for record on February 14, 1990, Document No. 220191, more particularly described as follows:

Beginning at the Southwest corner of said 3A-3;
Thence North $0^{\circ}15'26''$ West 337.31 feet;
Thence North $89^{\circ}55'41''$ East 1,112.69 feet;
Thence South $26^{\circ}55'40''$ West 165.04 feet to the beginning of a tangent curve to the right with a radius of 960 feet and a central angle of $12^{\circ}26'42''$;
Thence along said curve and arc length of 208.51 feet;
Thence North $89^{\circ}51'32''$ West 1,259.50 feet to the POINT OF BEGINNING;

Said Parcel being further shown on Record of Survey and Lot Line Adjustment for James F. Jordon recorded in the Office of the Douglas County Recorder on July 22, 1991, in Book 791, Page 3510, as Document No. 255777 of Official Records

Property Address: 1506 East Valley Road, Gardnerville, Nevada 89410

APN: 1320-35-001-030

Per NRS 111.312 - Prior Recorded Doc. Ref.: Joint Tenancy Deed: Recorded _____; BK 2 00, PG 943, Doc. No. 485821 in Douglas County Records, Douglas County, Nevada.

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PARCEL 2:

Legal Description:

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land situated in and being a portion of the South ½ of Section 35, in Township 13 North, Range 20 East, M.D.B.&M, Douglas County, Nevada being more particularly described as follows:

Parcel 2-B, as set forth on that certain Parcel Map for the Jeffrey J. Drury, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on September 20, 1990 in Book 990, at Page 2745, as Document No. 234936.

Together with all those certain access and utility easements for ingress and egress as set forth on that certain Record of Survey for NEVIS INDUSTRIES, INC., filed for record in the Office of County Recorder of Douglas County, State of Nevada, on December 23, 1980 in Book 1280, Page 1510, as Document No. 51917.

Excepting therefrom all minerals, oil, gas and other hydrocarbons as granted Stock Petroleum Company, Inc. in Deed recorded March 13, 1980, in Book 380, at Page 1315, as Document No. 42677.

Property Address: 1488 East Valley Road, Gardnerville, Nevada 89410

APN: 1320-06-001-003

Per NRS 111.312 – Prior Recorded Doc. Ref.: Joint Tenancy Deed: Recorded _____; BK 10 99, PG 1099, Doc. No. 479352 in Douglas County Records, Douglas County, Nevada.

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