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APN: 1320-35-001-030
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 10

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

2003 JUL -2 PM 12: 54

WERNER CHRISTEN
RECORDER

He SAID *BC* DEPUTY

Exempt: A transfer of title to a business organization which is 100% owned by the Transferor. Betty L. Flanagan, Trustee owns 100% of the interests in Flanagan Family Holdings, LLC

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

BETTY L. FLANAGAN, Trustee, or her successors in trust, under the "BETTY L. FLANAGAN TRUST", dated November 17, 1989 and any amendments thereto

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

FLANAGAN FAMILY HOLDINGS, L.L.C., a Nevada Limited Liability Company

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

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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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 2/4/00; BK 2 00, PG 943, Doc. No. 485821 in Douglas County Records, Douglas County, Nevada.

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WITNESS my hand, this _____ day of January, 2003

Betty L. Flanagan
BETTY L. FLANAGAN

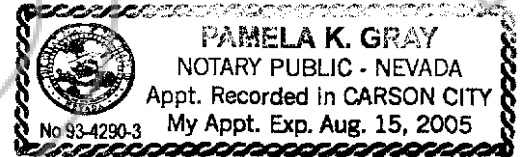
STATE OF NEVADA }

ss

COUNTY OF CARSON CITY }

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

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



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