

A.P.N. # 1319-03-811-012

R.P.T.T. \$ 539.50

ESCROW NO. 030702246

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:

Grantee
P.O. Box 423
Genoa, NV 89411

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

2003 JUL 23 PM 3:32

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *KJ* DEPUTY

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **STANLEY PRAVER and MARIAN J. PRAVER, husband and wife**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RUSSELL MORTELLARO and JANA MORTELLARO, husband and wife**, husband and wife as Joint Tenants with right of survivorship

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:

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: **June 26, 2003**

Stanley Praver
STANLEY PRAVER

Marian J. Praver
MARIAN J. PRAVER



STATE OF Nevada }
COUNTY OF Douglas } SS.

This instrument was acknowledged before me on 7-10-03
by STANLEY PRAVER and MARIAN J. PRAVER

Signature *L. Hendrick*
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

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BK0703PG11240

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 030702246

Parcel 1:

Unit 12, Block A, as set forth on the plat of GENOA LAKES, PHASE 2, filed for record in the office of the Douglas County Recorder on June 2, 1994, in book 694, Page 202, as Document No. 338683.

Assessor's Parcel No. 1319-03-811-012

Parcel 2:

That certain Exclusive Use and Landscape Easement more particularly described as follows:

COMMENCING at the Northwesterly corner of Unit 12, as shown on the Final Map for GENOA LAKES PHASE 2, a Planned Unit Development, Document No. 338683 of the Douglas County Recorder's Office, said point bears North 73°29'46" East, 37.05 feet from Tie Point "C" as shown on the Genoa Lakes Phase 2 Final Map;

thence North 51°28'19' East, along the Northerly line of said Unit 12, 54.33 feet to the TRUE POINT OF BEGINNING;

thence North 51°28'19" East, 35.69 feet;

thence South 41°06'47" East, 33.56 feet;

thence South 47°56'59" East, 33.56 feet;

thence South 45°07'07" West, 37.00 feet to the Northwesterly corner of Unit 13, as shown on said Genoa Lakes Phase 2 Final Map;

thence South 45°07'07" West along the Westerly line of said Unit 13, 48.33 feet;

thence North 43°14'06" West, 20.99 feet to a point on the Southerly line of said Unit 12;

thence along the Southerly and Easterly boundary lines of said Unit 12 the following 8 courses;

North 51°28'19" East, 56.50 feet;

North 38°31'41" West, 15.67 feet;

South 51°28'19" West, 3.67 feet;

North 38°31'41" West, 1.83 feet;

South 51°28'19" West, 6.00 feet;

North 38°31'41" West, 28.00 feet;

South 51°28'19" West, 3.00 feet;

North 38°31'41" West, 9.67 feet to the TRUE POINT OF BEGINNING

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED

Continued on next page

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SEPTEMBER 1, 1999, BOOK 1099, PAGE 270, AS FILE NO. 478010,
RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF
NEVADA."

COPY