

REQUESTED BY  
*Laura E Peters*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 AUG 13 PM 1:38

WERNER CHRISTEN  
RECORDER

\$18.00 PAID *[Signature]* DEPUTY

**RETURN AND MAIL WITH  
TAX STATEMENTS TO:**

✓ PEGGY R. PEAK, TRUSTEE  
4019 Ramel Way  
Sacramento, California 95864

APN 1318-10-310-016  
APN 1318-10-310-025  
APN 1318-09-701-004

**R.P.T.T. \$ 8A GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, PEGGY R. PEAK, individually and as Trustee of the PEGGY R. PEAK TRUST, does hereby GRANT, BARGAIN AND SELL to PEGGY R. PEAK, as Trustee of the PEGGY R. PEAK TRUST, initially established on August 27, 1992, all at her right, title and interest in and to the following described real property located in the County of Douglas, State of Nevada:

**PARCEL 1:**

Lot 16, in Block F, as shown on that certain map entitled "Amended map of Zephyr Cove Property" in Section 10, T. 13 N., R. 18 E., filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1929.

APN 1318-10-310-016

**PARCEL 2:**

ALL that certain lot, piece of parcel of land situated in the County of Douglas, State of Nevada, and further described by metes and bounds as follows, to-wit:

BEGINNING at the Southwest corner of Lot 16, Block F, and continuing due South, on the same straight line which is the Western boundary line of Lot 16, as shown on Zephyr Cove property's amended map which was filed for record with the Recorder of Douglas County, Nevada, August 5, 1929, to the North boundary line of

0586375

BK0803PG06386

U.S. Highway 50, approximately 35 feet more or less; thence East along the North boundary line of Highway 50, 100 feet more or less, to the point due South of the Southeast corner of Lot 16; thence North approximately 35 feet, more or less, to the Southeast corner of Lot 16; thence West along the South boundary line of Lot 16 to the point of beginning.

APN 1318-10-310-025

Per NRS 111.312, this legal description was previously recorded on September 18, 1992, in Book 992, at Page 2942, as Document 282851.

**PARCEL 3:**

ALL that portion of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 13 North, Range 18 East, M.D.B. & M., in Douglas County, Nevada, and further described by metes and bounds, as follows, to wit:

BEGINNING at the Northeast corner of said parcel on the East boundary of said Section 9, which point is the Southeast corner of the parcel conveyed by Gertrude S. Church to W. H. Moffat by a deed dated May 10, 1930, recorded in Book T of Deeds, page 116, official records of Douglas County, Nevada, which point of beginning is further described as bearing South 0° 05' 40" East, a distance of 453.23 Feet from the 1/2 inch pipe used by the Zephyr Cove Properties Subdivision for the North meander corner between Sections 9 and 10; thence South 0° 05' 40" East, along the East boundary of said Section 9, a distance of 32.56 feet to a point on the left or Northerly forty (40) foot right-of-way line of State Highway Route 3 (U. S. 50); thence, from a tangent which bears South 87° 09' 51" West, curving to the left along said right-of-way line with a radius of 540 feet through an angle of 10° 00' 14", an arc distance of 94.28 feet to a point on the East property line and fence of that certain parcel conveyed by Gertrude S. Church to Carl F. Johnson by a deed dated November 12, 1928, recorded in Book S, of Deeds page 504, official records of Douglas County, Nevada; thence North along said property line, a distance of 45.39 feet to a point

which is the Southwest corner of the aforesaid parcel conveyed by Gertrude S. Church to W.H. Moffat by deed dated May 10, 1930, recorded in Book T of Deeds, page 116, official records of Douglas County, Nevada; thence East along said property line, a distance of 93.23 feet to the point of beginning.

APN 1318-09-701-004

*Per NRS 111.312, this legal description was previously recorded on August 27, 1992, in the office of the Douglas County Recorder in book 992, page 2942, as Document 288551*

Parcels 1, 2 and 3, being more fully shown on that certain record of survey recorded November 20, 1952, in the office of the Douglas County Recorder as Document 8764.

**PARCEL 4:**

An easement for access, ingress, egress and utilities as granted in that Deed dated January 6, 1947, between Zephyr Cove Properties, Inc., grantor, and John L. Harvey and Marion E. Harvey, grantee, recorded March 8, 1948, Volume Y Deeds, Page 357, Document 6342.

**PARCEL 5:**

An easement for access, ingress, egress and utilities as reserved in that Deed dated January 6, 1947, between Zephyr Cover Properties, Inc., grantor and Frederic Snyder and Margaret S. Jones, grantee, recorded March 8, 1948, Volume Y Deeds, Page 358, Document 6343.

**PARCEL 6:**

An easement for access, ingress, egress and utilities as granted in that Grant of Right-of-Way, dated October 28, 1975, between Jonesco, Inc., and Margaret B. Rooney, a widow, Timothy

F. Hanna and Patricia R. Hanna, his wife, Niels Peak and Peggy Peak, his wife, grantees, recorded October 30, 1975, Book 1075, Page 1269, Document 85199.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues and profits thereof.

NOTE 1: Grantor PEGGY R. PEAK is the same person as Trustee PEGGY R. PEAK.

NOTE 2: The real property described in this deed is the separate property of PEGGY R. PEAK and shall retain its character until return of title to PEGGY R. PEAK, said property shall continue to be the separate property of PEGGY R. PEAK.

DATED: August 12, 2003.

  
PEGGY R. PEAK.

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE     )

On August 12, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared PEGGY R. PEAK, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the above instrument.

WITNESS my hand and official seal.

*Sharon M. Knudson*  
\_\_\_\_\_  
NOTARY PUBLIC



*COOPER*