

AUG. 22. 2003 6:58AM

FATCO GARDNERVILLE

Assessor's Parcel Number: 1418-22-501-006

Recording Requested By:

Name: FIRST AMERICAN TITLE CO.

Address: 212 ELKS Pt Rd #550
PO Box 645

City/State/Zip Zephyr Cove, NV
89448

R.P.T.T.: 0 # 9B

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 SEP -2 PM 4:26

WERNER CHRISTEN
RECORDER

\$ 41.00 PAID AD DEPUTY

GRANT Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

0588516

BK0903PG00694

RECORDING REQUESTED BY
APN 1418-22-501-006
JAMES LERMAN, ESQ.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name CAROLEE A. SEAMAN
and LORI A. PLATER
Address P. O. Box 232278
City & State Leucadia, CA 92023

RPTS 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TI-100 (Rev. 6/94) 2

GRANT DEED

APN No. _____

Title No. _____

Escrow No. _____

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0-

CITY TAX \$ _____

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CAROLEE A. SEAMAN and LORI A. PLATER, Successor Co-Trustees of the CARLSON FAMILY TRUST, Dated May 25, 1988, as amended December 30, 2000,

hereby GRANT(S) to CAROLEE A. SEAMAN and LORI A. PLATER, Trustees of the CARLSON FAMILY SURVIVOR'S TRUST, established 7/5/02 U/T/A Dated 5/25/88, as amended 12/30/00, as to an undivided 84.50% interest; and CAROLEE A. SEAMAN and LORI A. PLATER, Trustees of the CARLSON FAMILY DECEDENT'S TRUST, established 7/5/02 U/T/A Dated 5/25/88, as amended 12/30/00, the following described real property in the _____ as to an undivided 15.50% interest, as tenants in common,

County of Douglas, State of Nevada:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION)

Dated: August 14, 2003. CARLSON FAMILY TRUST, Dated May 25, 1988, as amended December 30, 2000

BY: Carolee A. Seaman Co-trustee BY: Lori A. Plater Co-trustee
CAROLEE A. SEAMAN, Co-Trustee LORI A. PLATER, Co-Trustee

State of California

County of San Diego } ss.

On August 14, 2003 before me, RICHARD MARCUS TAYLOR (here insert name) Notary Public.

personally appeared CAROLEE A. SEAMAN and LORI A. PLATER
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me all that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] 0588516



BK0903P600695

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

affix seal within border

DESCRIPTION

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

PARCEL 1:

Commencing at the meander corner on the East shore of Lake Tahoe between Sections 15 and 22, Township 14 North, Range 18 East, M.D.B.&M.; thence along the meander line the following courses and distances:

South 0°06'50" West a distance of 258.08 feet; thence South 17°04' West a distance of 490.09 feet; thence South 49°53' West a distance of 90.70 feet to the True Point of Beginning; thence North 64°04' West a distance of 74.83 feet to a point on the low water line of said Lake Tahoe; thence along said line the two following courses and distances:

South 36°57'40" West a distance of 37.50 feet and South 47°43' West a distance of 113.70 feet; thence South 59°20'30" East a distance of 294.88 feet to a point on a curve; thence on a curve to the right the long chord of which bears North 54°01'10" East a distance of 55.98 feet having a radius of 573.77 feet through a central angle of 5°35'32" for an arc distance of 56.00 feet; thence North 33°11' West a distance of 49.89 feet; thence North 56°29' East a distance of 106.50 feet; thence North 64°04' West a distance of 207.38 feet to the True Point of Beginning and being Parcel No. 6 as shown on a record of Survey for K. Amundson, filed in the office of the County Recorder of Douglas County, Nevada, on August 19, 1959 under File No. 14816.

PARCEL NO. 2:

That portion of Lot 3 of CEDARBROOK SUBDIVISION filed in the office of the Douglas County Recorder on November 2, 1964, File No. 26423, being the Northerly five feet thereof, more particularly described as follows:

Commencing at the point where the Lake Tahoe Meander Line intersects the North line of said Lot 3 of CEDARBROOK SUBDIVISION, and the South line of Lot 6 as shown on the Record of Survey Map, filed August 19, 1959 as Document No. 14816 in the office of the Recorder of Douglas County, Nevada. Said point being further described as a lead plug and tack set in granite rock and the True Point of Beginning; thence North 59°20'30" West a distance of 52.00 feet, along the line common to Lot 3, CEDARBROOK SUBDIVISION, and Lot 6, as shown on said Record of Survey Map to the Northwest corner of said Lot 3; thence South 41°22' West 5.09 feet to a point; thence South 59°20'30" East a distance of 286.97 feet to a point on the Westerly highway right-of-way line of Nevada State Highway U.S. 50; thence Northerly, around a curve to the right, having a radius of 575 feet, through a central angle of 0°31'53", for an arc distance of 5.33 feet, along said Westerly right-of-way line to the Northeast corner of the parcel; thence North 59°20'30" West 235.88 feet to the True Point of Beginning.

EXCEPTING any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land water ward of the line of natural ordinary high water or, if Lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

The above metes and bounds description appeared previously in that certain document recorded November 12, 1969 in Book 6971, page 364 as Document No. 46310.