

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 SEP 17 AM 9:24

WERNER CHRISTEN
RECORDER

\$ 16.00 PAID *PC* DEPUTY

A.P. No. 1320-30-802-001
Escrow No. 142-2089729-NMP/JEJ
R.P.T.T. \$832.00

WHEN RECORDED MAIL TO:
Grantee
P.O. Box 289
Carmel Valley, CA 93924

MAIL TAX STATEMENT TO:
Don R. Koontz, Trustee
P.O. Box 289
Carmel Valley, CA 93924

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jose Regalado and Alma Regalado, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Don R. Koontz, Trustee of The Koontz Family Trust u/d/t November 16, 1986

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

A parcel of land situated in and being a portion of the SE 1/4 of Section 30, Township 13, North, Range 20 East, M.D.B. & M., described as follows:

Commencing at a point which is 30 feet Southwesterly, measured at right angles, from the survey centerline of Nevada State Highway Route 3 (U.S. 395) and which is North 63°25' West, a distance of 1730.00 feet from the intersection of the Westerly side of TENTH Street in the Town of Minden, in said Douglas County, and the existing Southwesterly 30 foot right of way line of said highway; said point of beginning further described as bearing North 57°03'22" West, a distance of 7869.45 feet from the East quarter section corner of Section 32, Township 13 North, Range 20 East, M.D.B. & M.; Thence North 63°25' West a distance of 483.49 feet to a point; thence South 0°53'30" West, a distance of 707.74 feet to the True Point of Beginning; thence South 0°53' West, a distance of 200.00 feet to a point; thence North 63°25" West, a distance of 725.07 feet to an intersection with the Easterly right of way line of Nevada State Highway Route 88; thence North 0°53'30"W along said Easterly right of way line a distance of 200.00 feet to a point; thence South 63°25' East a distance of 725.07 feet to the Point of Beginning.

The above metes and bounds description appeared previously in that certain document recorded February 25, 1981 as Instrument No. 53808.

PARCEL 2:

An easement for access as set forth in the Reciprocal Access Easement Agreement recorded September 28, 1998, in Book 998, Page 5738, Document No. 450462.

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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/29/2003

J. Regalado.

Jose Regalado

Alma Regalado

Alma Regalado

COOPER

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STATE OF NEVADA)

: ss.

COUNTY OF

~~DOUGLAS~~ Carson City

This instrument was acknowledged before me on

9/9/03

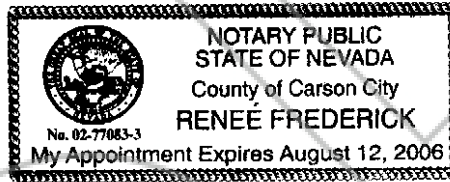
by

Jose Regalado and Alma Regalado.

Renee Frederick

Notary Public

(My commission expires: 8/12/06)



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BK 0903 PG 08799