

A.P. No. 1318-09-811-017
Escrow No. 121-2096021-MM/JEJ
R.P.T.T. \$EXEMPT *W5*

WHEN RECORDED MAIL TO:
Stephen Thompson, etal

MAIL TAX STATEMENT TO:
GRANTEE - same as above

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

2003 OCT -9 AM 9:33

WERNER CHRISTEN
RECORDER

\$40⁰⁰ PAID *Kg* DEPUTY

GRANT, BARGAIN and SALE DEED

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

HILLARY MENDEGUIA, wife of grantee

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

CARLOS MENDEGUIA, a married man as his sole and separate property

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

PARCEL 1:

Beginning at the most Westerly corner of Lot 7 in Block 1 of ZEPHYR HEIGHTS SUBDIVISION, as revised by Tract Map No. 5160, being portions of Lot 2 of Section 9 and the Southwest ¼ of Section 10, Township 13 North, Range 18 East, M.D.B.&M., filed in the office of the Douglas County Recorder on June 5, 1947, a point of the Easterly boundary of U.S. Highway 50; thence along the lot line between Lots 7 and 8 in said Block 1, North 53°42'45" East 100 feet; thence South 38°15' East 92.96 feet; thence South 41°45' East 73.35 feet to a point on a line which line is parallel with and 20 feet Northwesterly, measured at right angles, from the lot line between Lots 5 and 6 in said Block 1; thence, along said line, South 45°51'48" West 100.00 feet to the Easterly boundary of the U.S. Highway 50; thence along the arc of a curve to the right having a radius of 1460.00 feet, the chord of which bears North 39°49'30" West, for an arc distance of 179.92 feet, more or less, to the POINT OF BEGINNING.

PARCEL 2:

A right of way for access to and egress from said land as contained in Agreement recorded January 11, 1962 in Book 10, Page 183 as Document No. 19380 of Official Records.

PARCEL 3:

An access easement over that portion of Parcel C, Common Area, as said parcel is shown on the certain Parcel Map, recorded July 30, 1980, Document No. 46977, more particularly described as follows:

Beginning at the most Westerly boundary corner of said Parcel Map, thence South 44°23'24" East 93.50 feet; thence South 54°33'01" East 73.47 feet to a point on the Southeasterly boundary of said Parcel Map; thence along said boundary South 45°51'00" West 26.28 feet; thence North 41°45'00" 73.35 feet; thence North 38°15'00" West 2.96 feet to the POINT OF BEGINNING.

The above metes and bounds description appeared previously in that certain document recorded February 7 1996 in Book 296, Page 882 as Instrument No. 380645.

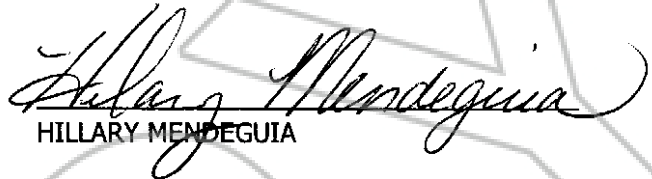
0592842

BK 1003PG4011

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Hillary Mendeguia MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Crios Mendeguia.

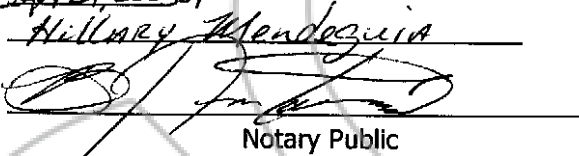
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/29/2003


HILLARY MENDEGUIA


STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on Sept 29, 2003 by



Notary Public

(My commission expires: 5-22-07)

 BEVERLY FOUNTAINE
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 03-82335-2 - Expires May 22, 2007

0592842
BK1003PG4012