

REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 OCT 22 PM 1:31

WERNER CHRISTEN
RECORDER

S. New PAID *BC* DEPUTY

APN: 1220-16-112-003

RPTT \$1911.00

720,964.50

WHEN RECORDED MAIL TO:
Name RICHARD H. BOHANNON
Street 978 FIELDGATE WAY
Address
City, State GARDNERVILLE, NV 89460
Zip

MAIL TAX STATEMENTS TO:
Name RICHARD H. BOHANNON
Street 978 FIELDGATE WAY
Address
City, State GARDNERVILLE, NV 89460
Zip
Order 00088982-201- SLG
No.

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHERRI VAN WAGENEN TRUSTEE, of the Van Wagenen 1997 Family Trust U/I/D September 24, 1997, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to RICHARD H. BOHANNON and LAURA C. BOHANNON, husband and wife as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of N/A, County of Douglas, State of Nevada bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Dated: September 25, 2003

0594402

BK 1003PG0994

Sherrri Van Wagenen TR
SHERRI VAN WAGENEN TRUSTEE

STATE OF CALIFORNIA } ss
COUNTY OF ORANGE
This instrument was acknowledged before me on

SEPTEMBER 30, 2003.

by SHERRI VAN WAGENEN, TRUSTEE

Donna L. Hokanson
Notary Public



Exhibit A

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

A tract of land being comprised of Lot No. 35, Block D, as shown on the Pleasantview Subdivision, Phase II, Final Map recorded in Book 392 of Official Records, Page 3138, Document No. 273622 and a portion of Adjusted Lot No. 34, Block D, as shown on the Record of Survey to Accompany a Lot Line Adjustment for James M. Hickey, recorded in Book 892 of Official Records, Page 4573, Document No. 286936, being located with portions of Sections 16 and 17, Township 12 North, Range 20 East, M.D.B. &M., Douglas County, Nevada; being further described as follows:

BEGINNING at the Southeast corner of said Lot No. 35; thence on the Southerly boundary line of said lot the following two courses:

South 66°04'51" West, 148.48 feet;

North 50°18'00" West, 45.68 feet to the Southwest corner of said lot; thence North 20°00' East on the Westerly boundary line of said lot a distance of 89.24 feet to the Northwest corner of said Lot No. 35, said corner being also the Southwest corner of said Adjacent Lot No. 34; thence continuing North 20°00' East on the Westerly boundary line of said Adjacent No. 35, a distance of 23.34 feet; thence South 89°30'52" East across the Southerly portion of said lot a distance of 123.78 feet to a point on the Easterly boundary line of said lot, said corner being also a point on the Westerly right-of-way of Fieldgate Way; thence on said right-of-way the following two courses;

On a 125.00 feet radius curve concave to the East, whose radius point bears South 79°22'39" East, thru a central angle of 10°08'13", an arc length of 22.12 feet to the Southeast corner of said adjacent Lot No. 34, said corner being also the Northeast corner of said Lot No. 35; thence continuing on said 125.00 foot radius curve, thru a central angle of 24°24'17", an arc length of 53.24 feet to the Point of Beginning.

Reference is made to Record of Survey No. 3 for James M. Hickey, recorded October 13, 1993, in Book 1093, Page 2095, as Document No. 320065.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain GRANT, BARGAIN AND SALE DEED, recorded in the office of the County Recorder of DOUGLAS County, Nevada on September 29, 1997, in Book 0997, Page 5594, as Document No. 0422681, of Official Records.

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BK 1003 PG 0996