

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 NOV 12 AM 11:37

WERNER CHRISTEN
RECORDER

\$16.00 PAID *KJ* DEPUTY

APN: 1319-03-811-014
RPTT \$1,911.00 Full Value Full Value less liens

WHEN RECORDED MAIL TO:
Name W. DAVID WAGNER CO-TRUSTEE
Street 338 GENOA SPRINGS DR.
Address
City,State GENOA, NV 89411
Zip

MAIL TAX STATEMENTS TO:
Name W. DAVID WAGNER CO-TRUSTEE
Street SAME AS ABOVE
Address
City,State
Zip
Order 00089037-201- KLS
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, JOHN R. MAAS and JANET L. MAAS, HUSBAND AND WIFE AS JOINT TENANTS do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to W. DAVID WAGNER AND PATRICIA K. WAGNER, CO-TRUSTEES OF THE WAGNER REVOCABLE INTER-VIVOS TRUST, U/D/T MARCH 23, 1992, and to the heirs and assigns of such Grantee forever, all the following real property situated in the 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: October 7, 2003

0596475

BK1103PG04707

John R. Maas
JOHN R. MAAS

Janet L. Maas
JANET L. MAAS

STATE OF NEVADA

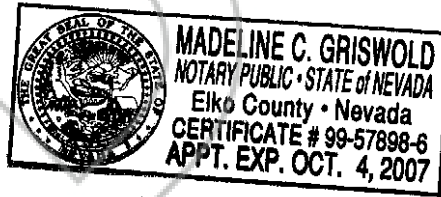
COUNTY OF Elko

This instrument was acknowledged before me on
NOVEMBER 3, 2003

by John R. Maas and Janet L. Maas

Madeline C. Griswold
Notary Public

} ss



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Exhibit A

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

PARCEL 1:

Lot 14, in Block A, as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development. Recorded June 2, 1994, in the Official Records of Douglas County Nevada as Document No. 338683.

PARCEL 2:

That certain Exclusive use and Landscape Easement located within a portion of the South one-half of Section 3, Township 13 North, Range 19 East, M. D. B. & M., Douglas County Nevada, being more particularly described as follows:

Commencing at the tie corner of Unit 14 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears South 55°59'31" East, 178.88 feet from Tie Point "C" as shown on the Genoa Lakes Phase 2 Final Map; thence North 38°40'06" East, 22.33 feet to the Southwesterly corner of said Unit 14; thence South 38°40'06" East, along the Westerly line of said Unit 14, 32.67 feet to the TRUE POINT OF BEGINNING; thence North 38°40'06" East, 37.00 feet; thence South 46°57'27" East, 33.52 feet; thence South 53°47'55" East, 33.52 feet; thence South 32°20'28" West, 25.00 feet; to the Northwesterly corner of Unit 15 as shown on said Genoa Lakes Phase 2 Final Map; thence South 32°20'28" West, along the Westerly line of said Unit 15, 59.67 feet; thence North 53°18'47" West, 21.26 feet to a point on the Easterly line of said Unit 14; thence along the Easterly and Northerly boundary lines of said Unit 14 the following 12 courses:

North 38°40'04" East, 26.50 feet
North 51°19'54" West, 6.67 feet
North 38°40'06" East, 17.83 feet
South 51°19'54" East, 6.67 feet
North 38°40'06" East, 14.33 feet
North 51°19'54" West, 30.17 feet
North 06°19'54" West 2.12 feet
North 51°19'54" West, 6.00 feet
South 83°40'06" West, 2.12 feet
North 51°19'54" West, 1.50 feet
South 38°40'06" West, 9.67 feet
North 51°19'54" West, 14.33 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed of Trust, recorded in the office of the County Recorder of Douglas County, Nevada on October 17, 1997 in book 1097, Page 3376, as Document No. 424226, of Official Records.

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BK 1103 PG 04709