

REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

A.P. No. 1421-00-002-017  
Escrow No. 143-2104337-PS/JEJ  
R.P.T.T. \$183.30

2003 NOV 12 PM 12: 25

WERNER CHRISTEN  
RECORDER

\$16<sup>00</sup> PAID *kg* DEPUTY

**WHEN RECORDED MAIL TO:**

Raymond Shay  
Juniper Valley Road Parcel #1421/00 1850-C Premier Pl  
Minden, NV 89423 // Concord, Ca 94520

**MAIL TAX STATEMENT TO:**

Juniper Valley Road Parcel #1421/00 1850-C Premier Pl  
Minden, NV 89423 // Concord, Ca 94520

**GRANT, BARGAIN and SALE DEED**

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

Wayne D. Mason , a married man as his sole and separate property  
do(es) hereby *GRANT, BARGAIN and SELL* to

Raymond Shay , a single man

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

**A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 14 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:**

**PARCEL ONE:**

**COMMENCING** at a found brass cap, which is the West 1/4 corner of Section 31, Township 14 North, Range 21 East, M.D.B.&M., proceed North 86°50'50" East, 1,176.59 feet, to the TRUE POINT OF BEGINNING, which is the Southwest corner of the parcel; proceed thence North 00°08'30" West, 337.34 feet to the Northwest corner of the parcel; thence North 89°50'50" East, 1,293.04 feet, to the Northeast corner of the parcel; thence South 00°08'30" East, 337.34 feet to the Southeast corner of the parcel, and also the center of Section 31; thence South 86°50'50" West, 1,293.04 feet to the TRUE POINT OF BEGINNING.

**PARCEL TWO:**

**An easement for public access and utility purposes, 50 feet in width over the existing unimproved roadway which crosses the Parcel in a North-North west direction, the centerline of which is described as follows: Beginning at a point on the Southerly boundary of the Parcel, 605.2 feet from the Southeast corner of the parcel; proceed North 32°22'34" West, 517.55 feet; North 16°59'10" West, 228.70 feet; North 12°06'42" West, 44.85 feet; North 14°36'02" West, 265.67 feet; North 28°27'50" West, 126.06 feet; and North 23°05'39" West, 466.78 feet, to the TERMINATION OF THE EASEMENT, 439.90 feet from the Northwest corner of the parcel described in Deed recorded April 29, 1977, in Book 477, at Page 1660 as Document No. 08854.**

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**EXCEPT THEREFROM all that portion of said land lying within the boundary of the hereinabove first mentioned parcel.**

**PARCEL THREE:**

**An easement for public access and utilities, 50 feet in width, BEGINNING at a point on the Northerly boundary of Parcel 1 Legal Description set forth in various Deeds of Record, one among them being recorded September 24, 1984 in Book 984, Page 2291, as Document No. 107127, of Official Records, 439.90 feet from the Northwest corner of the parcel, and extending thence North 0°08'30" West, 337.34 feet, across the Westerly 50 feet of the ROUTT PROPERTY, to the TERMINATION on the Northerly boundary of the ROUTT PROPERTY, in Deed recorded November 5, 1971 in Book 93 at Page 130 as Document No. 55321-A**

**The above metes and bounds description appeared previously in that certain document recorded September 5, 1996 in Book 996, Page 521, as Document No. 395814.**

*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: 10/23/2003



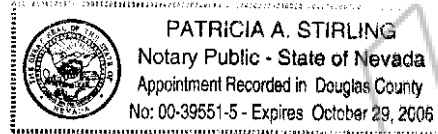
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Wayne D. Mason

SELLER SIGNED IN NOTARY SECTION BELOW  
SIGNED BELOW IN ERROR

STATE OF NEVADA )  
 : ss.  
COUNTY OF )  
DOUGLAS



This instrument was acknowledged before me on

November 7, 2003 by  
Wayne D. Mason. *Wayne D. Mason*

Patricia A. Stirling  
Notary Public

(My commission expires: 10/29/06)

COOPY

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