1219-23-001-009 0.00 R.P.T.T. \$ RECORDING REQUESTED BY: MAIL TAX STATEMENTS TO: SAME AS BELOW WHEN RECORDED MAIL TO: MR. & MRS. MOSINIAK 746 FOOTHILL ROAD GARDNERVILLE, NV 89410

2003 DEC 12 AM II: 15

WERNER CHRISTEN RECORDER

PAID K 2 OFPUTY

(Space Above for Recorder's Use Only)

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RONALD MOSINIAK, a married man as his sole and separate property, as to an undivided 35% interest, and NANCY L. RIGHETTI-MOSINIAK, a married woman as her sole and separate property, as to an undivided 65% interest

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell RONALD MOSINIAK, a married man as his sole and separate property, as to an undivided 50% interest, and NANCY L. RIGHETTI-MOSINIAK, a married woman as her sole and separate property, as to an undivided 50% interest

and to the heirs and assigns of such Grantee forever, all that real property situated in the State of Nevada, bounded and described as: County of DOUGLAS

## SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: December 11, 2003

J.M. COOLEY **NOTARY PUBLIC** STATE OF NEVADA Appt. Recorded in Carson City Appt. Expires February 15, 2005 No: 97-0092-3

STATE OF NEVADA

} SS. COUNTY OF\_DOUGLAS

This instrument was acknowledged before me on co by RONALD MOSINIAK and NANCY L.

RIGHETTI-MOSINIAK

Signature

Notary Public (One inch margin on all sides of document for Recorder's Use Only)

0599412

## EXHIBIT "A"

## LEGAL DESCRIPTION

A parcel of land within the NW 1/4 of Section 23, T.12N., R.19E., M.D.B.&M. In Douglas County, Nevada and more particularly described as follows:

Commencing at the Northwest Corner of Section 23, T.12N., R.19E., M.D.B.&M.; thence S49°30'21"E a distance of 2,001.99 feet to the TRUE POINT OF BEGINNING which is marked by a 5/8" rebar with cap stamped PLS 6200; thence S89°59'15"E a distance of 268.54 feet to a 1/2" pipe; thence S09°38'47"E a distance of 186.58 feet to a 5/8" rebar with cap stamped PLS 3090; thence S88°50'57"W a distance of 199.00 feet to a 5/8" rebar with cap stamped PLS 3090; thence N28°12'41"W a distance of 213.34 feet to the TRUE POINT OF BEGINNING.

The basis of bearings for this description is the West Line of Parcel 4-D-1 as per (R2). Said line bears N00°00'29"W.

Said parcel of land more fully imposed on that certain Boundary Line Adjustment Plat, as Document No. 495636 of Official Records.

APN 1219-23-001-009

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 17, 2001, AS FILE NO. 512512, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."