

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

A.P.N.: 1321-32-002-003

File No: 142-2117583 (NMP)

R.P.T.T.: \$0.00 618.15

2004 FEB 12 PM 3: 32

WERNER CHRISTEN
RECORDER

516 PAID *KJ* DEPUTY

When Recorded, Mail Tax Statements To:

Teresa L. Crotteau
2224 Calle Del Sol
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Teresa L. Crotteau, an unmarried woman

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

Teresa L. Crotteau, an unmarried woman and Curtis Evenson, an unmarried man as joint tenants

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

All that certain lot, piece, parcel or portion of land, situate, lying and being within Section 32, T. 13 N., R. 21 E., M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

All that portion of Parcels 1-A and 1-B as shown on the Parcel Map #2 for Anthony S. Watkins filed for record October 19, 1984 in Book 1084 of Official Records at Page 2293 as Document Number 108994 described as follows:

COMMENCING at the Northwest corner of said Parcel 1-A, from which point the West 1/4 corner of aforesaid Section 32 bears South 89°27'45" West a distance of 331.91 feet; thence along the West line of said Parcel 1-A South 00°58'02" West, 640.67 feet to the TRUE POINT OF BEGINNING; thence continuing along the West lines of Parcels 1-A and 1-B South 00°58'02" East 675.00 feet to the Southwest corner of Parcel 1-B; thence along the South line North 89°15'52" East 327.71 feet to the Southeast corner of Parcel 1-B; thence along the East line North 00°47'04" West 639.91 feet; thence leaving said East line North 84°39'57" West 331.76 feet to the TRUE POINT OF BEGINNING.

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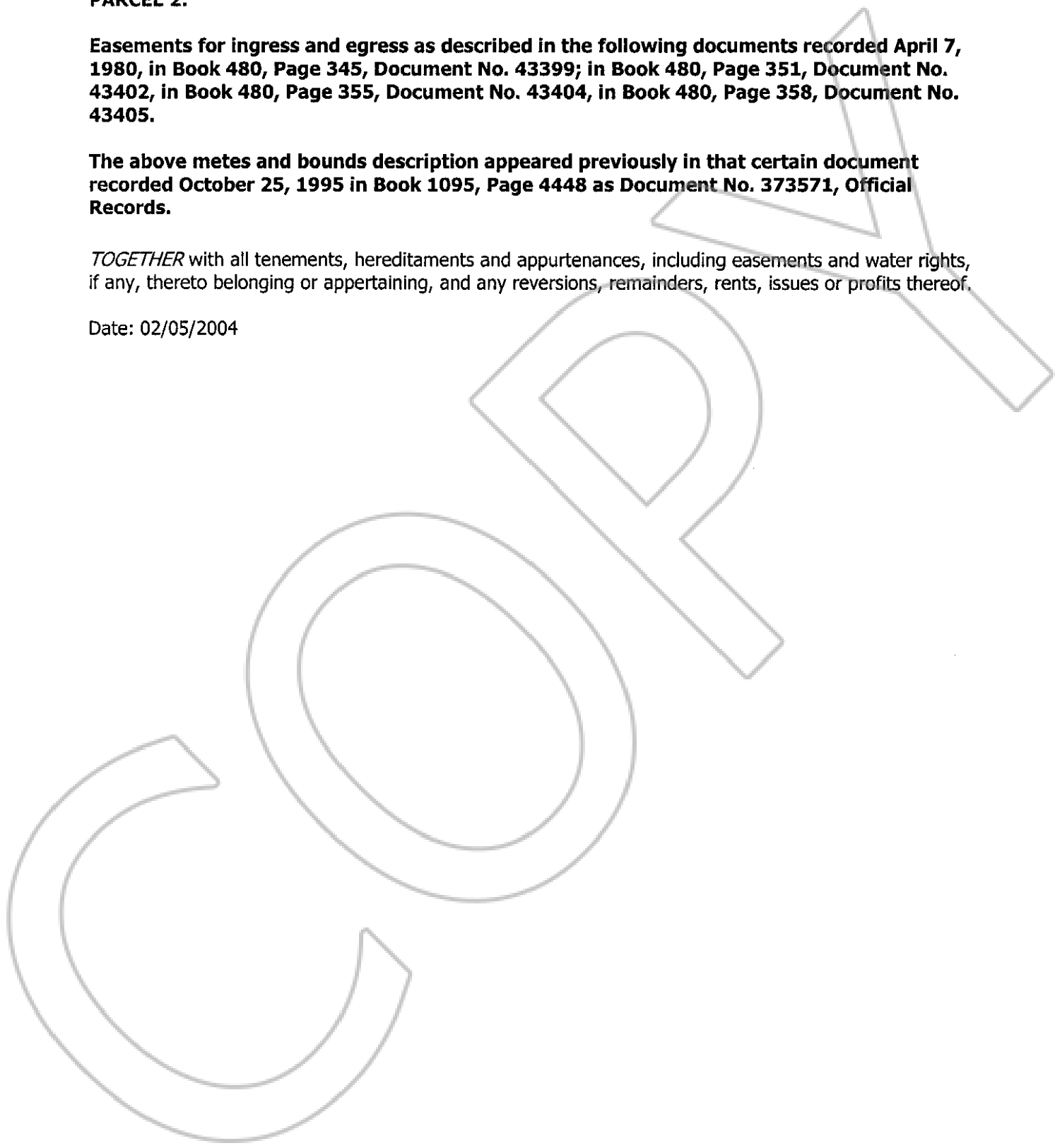
PARCEL 2:

Easements for ingress and egress as described in the following documents recorded April 7, 1980, in Book 480, Page 345, Document No. 43399; in Book 480, Page 351, Document No. 43402, in Book 480, Page 355, Document No. 43404, in Book 480, Page 358, Document No. 43405.

The above metes and bounds description appeared previously in that certain document recorded October 25, 1995 in Book 1095, Page 4448 as Document No. 373571, Official Records.

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: 02/05/2004



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Teresa L. Crotteau
Teresa L. Crotteau

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

This instrument was acknowledged before me on
020604 by Teresa L. Crotteau

T. Rolfe

TOM ROLFE

Notary Public

(My commission expires: 10-16-2007)



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