

A.P.N. # 1220-05-601-006

R.P.T.T. \$ 1989.00

ESCROW NO. 040200135

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**

MAIL TAX STATEMENTS TO:  
**MR & MRS. KAHABKA**  
1346 Centerville Lane  
Gardnerville NV 89410

WHEN RECORDED MAIL TO:  
**MR & MRS. KAHABKA**  
1346 Centerville Lane  
Gardnerville, NV 89410

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 MAR 12 PM 1:52

WERNER CHRISTEN  
RECORDER

\$ 16.00 PAID CF DEPUTY

(Space Above for Recorder's Use Only)

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **GLENN C. WARREN AND VICKI J. WARREN, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **KAHABKA AND HEATHER KAHABKA, HUSBAND AND WIFE KRISTOFER S.**

AS TENANTS IN COMMON

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **DOUGLAS** State of Nevada, bounded and described as:  
**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: **February 17, 2004**

*Glenn C Warren*  
**GLENN C. WARREN**

*Vicki J Warren*  
**VICKI J. WARREN**

"TOGETHER WITH all water and water rights, ditch or ditch rights and other rights to water, of any nature whatsoever, appurtenant to the property". Certificate #326 & 327

STATE OF *Nevada* }  
COUNTY OF *Douglas* } ss.



This instrument was acknowledged before me on *2-17-04*  
by **GLENN C. WARREN and VICKI J. WARREN**

Signature *Mary H Kelsh*  
Notary Public **(One inch margin on all sides of document for Recorder's Use Only)**

0607085  
BK0304PG05852

## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 040200135

The land referred to herein is situated in the State of Nevada, County of DOUGLAS City of GARDNERVILLE described as follows:

A parcel of land situate, lying and being in the East half of Lots No. 1 and No. 2 of the Northeast Quarter (East 1/2 of the Northeast 1/4) of Section 5, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Beginning at a point near a fence corner on the Western right of way line for Nevada State Highway Route 756, which point is the Northeast corner of the parcel of land described in that certain deed dated February 10, 1896, recorded at Page 179, in Book M, records of Douglas County, Nevada; thence North 83°10' West along a fence and property line a distance of 285.00 feet to a fence corner; thence South 3°18' East, along a fence and property line a distance of 100.00 feet to a point, the Northernmost point described in that certain deed dated December 23, 1959, and recorded at Page 94, in Book 1, Official Records of Douglas County, Nevada; thence South 66°39'34" West, a distance of 269.11 feet (equals South 65°56' West, 260.00 feet) to a point in the channel bed of the East Fork of the Carson River; thence North 42°43' West, along said river bed a distance of 150.00 feet to a point; thence North 60°30'28" West along said river bed a distance of 149.93 feet to a point; thence North 17°54' East, a distance of 430.00 feet to a point; thence South 72°06' East, a distance of 640.00 feet to a point on the Western right of way line for Nevada State Highway 56; thence South 1°33'30" East, along said right of way line a distance of 228.00 feet to the POINT OF BEGINNING.

Excepting Therefrom: Any portion lying within the ordinary high water mark of the Carson River.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 28, 1997, BOOK 897, PAGE 5301, AS FILE NO. 0420433, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

EXCEPTING THEREFROM a portion of a 72' wide river channel right-of-way on the East Fork of the Carson River and being further described as follows:

Continued on next page

0607085

BK 0304 PG 05853

ESCROW NO.: 040200135

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 5, Township 12 North, Range 20 East, M.D.B., Douglas County, Nevada and more particularly described as follows:

Commencing at the northeasterly corner of that certain parcel of land belonging to TCI Washington Associates, L.P. as shown on the record of Survey for TCI Washington Associates, L.P., filed for record in Book 1295 at Page 4109, as Document No. 377629, Official Records of Douglas County, Nevada;

thence North  $74^{\circ}36'30''$  West a distance of 291.87 feet to a property corner which is a common property corner with that certain parcel of land described in deed filed for record in Book 1285, Page 2672, as Document No. 128881, Official Records of Douglas County, Nevada; thence along the common boundary line South  $62^{\circ}59'23''$  West a distance of 171.38 feet to the True Point of Beginning; thence continuing South  $62^{\circ}59'23''$  West a distance of 87.73 feet to the most southerly point of the parcel described in the aforesaid deed; thence along the southwesterly boundary lines of said parcel North  $46^{\circ}23'11''$  West a distance of 150.00 feet; thence North  $64^{\circ}10'39''$  West a distance of 149.93 feet; thence North  $14^{\circ}13'49''$  East a distance of 50.41 feet; thence leaving said boundary lines and following the arc of a curve to the right whose radius point bears South  $19^{\circ}58'27''$  West 1036.00 feet distant and which has a central angle of  $19^{\circ}49'51''$ , an arc length of 358.58 feet and whose chord bears South  $60^{\circ}06'37''$  East a distance of 356.79 feet to the True Point of Beginning.

The basis of bearings for this legal description is the east line of that certain parcel of land belonging to TCI Washington Associates, L.P. which bears North  $01^{\circ}30'09''$  West as shown on the Record of Survey for TCI Washington Associates, L.P., filed for record in Book 1295 at Page 4109, as Document No. 377629, Official Records of Douglas County, Nevada.

Assessors Parcel No. 1220-05-601-006

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 17, 2002, BOOK 0602, PAGE 5028, AS FILE NO. 0544817, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."