

REQUESTED BY

FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

A.P.N.: 1220-17-501-014
File No: 143-2126140 (MO)
R.P.T.T.: \$0.00 # 3

2004 MAR 31 PM 12: 52

WERNER CHRISTEN
RECORDER

Werner Christen
PAID *PC* DEPUTY

When Recorded, Mail Tax Statements To:
Jeffrey N. Rudd and Karen G. Rudd
963 Rubio Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jeff N. Rudd and Karen G. Rudd, husband and wife as joint tenants

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

Jeffrey N. Rudd and Karen G. Rudd, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., PARTICULARLY DESCRIBED AS
FOLLOWS:**

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BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 17 BEARS NORTH 38°42'55" EAST, A DISTANCE OF 1323.12 FEET, SAID POINT BEING AT THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO STEPHEN C. TALBOT, ET UX, BY DEED RECORDED OCTOBER 19, 1968, IN BOOK 61 OF OFFICIAL RECORDS, AT PAGE 761, DOUGLAS COUNTY, NEVADA, RECORDS, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°32'21" WEST ALONG THE NORTH LINE OF SAID TALBOT PROPERTY, A DISTANCE OF 437.53 FEET TO THE NORTHWEST CORNER THEREOF AT A POINT IN THE EAST LINE OF A 50.00 FOOT ROADWAY, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00°17'20" WEST ALONG SAID ROADWAY, A DISTANCE OF 290.89 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO WILLIAM J. BAUER, ET UX, BY DEED RECORDED AUGUST 10, 1971, IN BOOK 89 OF OFFICIAL RECORDS, AT PAGE 537, DOUGLAS COUNTY, NEVADA RECORDS, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 89°28'50" EAST ALONG THE SOUTH LINE OF SAID BAUER PROPERTY, A DISTANCE OF 329.68 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE CONTINUING NORTH 89°28'50" EAST, A DISTANCE OF 107.85 FEET, MORE OR LESS, TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS SOUTH 00°01'14" WEST, THENCE SOUTH 00°01'14" WEST, A DISTANCE OF 298.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AS SHOWN IN DOCUMENT RECORDED MAY 17, 1996 AS DOCUMENT NO. 388159, IN BOOK 596, PAGE 503, OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 17, 1996, IN BOOK 596, PAGE 3404, AS INSTRUMENT NO. 388160.

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: 03/26/2004

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BK 0304 PG 15625

