

A.P. No. 1220-17-501-016  
Escrow No. 143-2130764-JJ/WS  
R.P.T.T. \$1,033.50

*WHEN RECORDED MAIL TO:*

Severiano Lazcano  
1000 Datta Drive  
Elko, NV 89801

*MAIL TAX STATEMENT TO:*

Severiano Lazcano  
1000 Datta Drive  
Elko, NV 89801

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 APR -6 PM 12:50

WERNER CHRISTEN  
RECORDER

\$15.00 PAID *KJ* DEPUTY

**GRANT, BARGAIN and SALE DEED**

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

Frederick T. Miller and Karen E. Miller, Trustees or their successors in trust, under The Miller Living Trust Dated September 1, 2000, and any amendments thereto

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

Severiano Lazcano, an unmarried man

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

**A parcel of land located within a portion of the Northeast one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:**

**Beginning at the Southeast corner of Parcel 1 and being a 1/2" iron pipe as shown on the Parcel Map for J.D. Drayton, Document No. 71987 of the Douglas County Recorder's Office, said point bears S. 80°05'53" W. 935.72 feet from the Northeast corner of said Section 17, being a 1" iron pipe;**

**thence S. 00°37'50" W. 311.49 feet;**

**thence N. 88°56'51"W., along the Northerly line of the Bauer parcel as recorded in Book 493 at page 2090, as Document No. 304504 of the Douglas County Recorder's Office, 342.28 feet to a 5/8" rebar and a point on the Easterly line of a 50' wide easement as shown on said Parcel Map;**

**thence N. 00°21'48" W. along said Easterly line, 301.92 feet to a 1/2" iron pipe and the Southwest corner of said Parcel 1;**

**thence N. 89°27'37" E., along the Southerly line of said Parcel One, 347.58 feet to the Point of Beginning.**

**Basis of Bearing: The centerline of Springfield Drive as shown on Pleasantview Phase IV Final Map, Document No. 324312 of the Douglas County Recorder's Office, (N. 20°00'00").**

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BK0404PG02541

Said parcel being further shown as Parcel 1 on Record of Survey/Lot Line Adjustment recorded October 10, 1995 as Document No. 372263, Official Records, Douglas County, Nevada.

The above metes and bounds description appeared previously in that certain document recorded January 14, 2000 as Document No. 484453 of 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: 03/31/2004

Frederick T. Miller and Karen E. Miller,  
Trustees or their successors in trust, under  
The Miller Living Trust Dated September 1,  
2000, and any amendments thereto

Frederick T. Miller  
Frederick T. Miller, Trustee

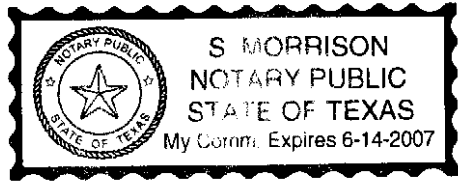
Karen E. Miller  
Karen E. Miller, Trustee

STATE OF Texas )  
  ): ss.  
COUNTY OF Dood )

This instrument was acknowledged before me on  
April 1, 2004, by

**Frederick T. Miller and Karen E. Miller,  
Trustees.**

S. Morrison  
Notary Public  
(My commission expires: \_\_\_\_\_)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
03/31/2004 under Escrow No. 143-2130764

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