

REQUESTED BY

MARQUIS TITLE & ESCROW

UNOFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 APR 23 PM 3:23

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *KJ* DEPUTY

A.P.N. 1022-13-001-012
Escrow No. 247066
R.P.T.T. \$409.50

When recorded Mail To:
(Tax Statement Same)

Austin & Jeremie Cathey
924 Springfield Drive
Gardnerville, NV 89460

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, RUDOLPH MENDOZA and DIANE A. MENDOZA, husband and wife as joint tenants

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to AUSTIN LEROY CATHEY and JEREMIE S. CATHEY, Trustees, and their Successors, under THE CATHEY FAMILY TRUST U/D/T 03-09-00

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 1022-13-001-012, specifically described as follows:

See "EXHIBIT A" attached hereto and made a part of.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 23 day of March, 2004.

Rudolph Mendoza

RUDOLPH MENDOZA

Diane A. Mendoza

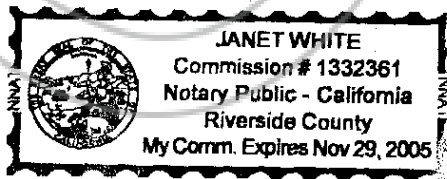
DIANE A. MENDOZA

STATE OF ~~NEVADA~~ *California*
COUNTY OF ~~DOUGLAS~~ *Riverside*

On April 6, 2004, Rudolph Mendoza and Diane A. Mendoza x personally appeared before me, a Notary Public, who acknowledged that they executed the above instrument.

Janet White

Notary Public



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EXHIBIT "A"

The land referred to herein is situate in Douglas County, State of Nevada, and is described as follows:

PARCEL 1:

Being all that portion of Sections 13 and 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

COMMENCING at the corner common to Sections 11, 12, 13 and 14, Township 10 North, Range 22 East;

thence South $06^{\circ}35'24''$ West, a distance of 101.97 feet to the TRUE POINT OF BEGINNING;
thence on a curve to the right having a radius of 500 feet through a central angle of $22^{\circ}50'55''$ for an arc distance of 75.69 feet as shown on Record of Survey;

thence South $74^{\circ}27'$ East, a distance of 340.82 feet;

thence South $15^{\circ}31'30''$ West, a distance of 1,264.92 feet;

thence North $64^{\circ}40'43''$ West, a distance of 214 feet;

thence North $00^{\circ}17'$ East, a distance of 1,232.87 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

Being all that portion of Section 13 and the East 1/2 of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

NON-EXCLUSIVE easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed herein-above and shall insure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof, said easements being 60 feet in width the centerline of which is described as follows:

COMMENCING at the North 1/4 corner of said Section 14;

thence South $89^{\circ}51'$ East along the North line of said Section 14, a distance of 792.53 to a point;

thence South $13^{\circ}00'$ East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the TRUE POINT OF BEGINNING;

thence along said line South $13^{\circ}00'$ East 360.80 feet;

thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $22^{\circ}30'00''$ for an arc distance of 196.35 feet;

thence South $35^{\circ}30'$ East 2,287.85 feet;

thence on a curve to the left of the tangent of which bears the last described course having a radius of 500 feet through a central angle of $29^{\circ}15'$ for an arc distance of 255.25 feet;

thence South $64^{\circ}45'$ East, a distance of 1,559.09 feet;

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thence on a curve to the left of the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet;
thence North 65°45'45" East 1,075.22 feet;
thence on a curve to the left of the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16°40'22" for an arc distance of 145.50 feet;
thence North 49°05'23" East, a distance of 1,161.73 feet to THE TRUE POINT OF BEGINNING.

ALSO COMMENCING at the North 1/4 corner of said Section 14;
thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point;
thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3;
thence South 13°00' East 360.80 feet;
thence on a curve to the left of the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to the TRUE POINT OF BEGINNING;
thence North 76°34' East 1,706.97 feet;
thence on a curve to the right of the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet;
thence South 74°27' East, a distance of 3,465.80 feet to THE TRUE POINT OF ENDING.

REFERENCE is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada, on October 19, 1969, as Document No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.

EXCEPTING THEREFROM any portions of the above described easements lying within the exterior boundaries of Parcel 1.

Assessor's Parcel No. 1022-13-001-012

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