

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2004 MAY 27 PM 12:48

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *KJ* DEPUTY

A.P.N.: 1318-26-101-046
File No: 141-2137169 (CD)
R.P.T.T.: \$1,790.10

When Recorded, Mail Tax Statements To:
Michael David Kirby
4062 Skylark Lane
Danville, CA 94506

GRANT, BARGAIN and SALE DEED

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

Charles P. Bosmajian and Joann Bosmajian, husband and wife

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

Michael David Kirby, an unmarried man and Timothy W. Kirby, an unmarried man and
Keith E. Roberson and Margaret L. Roberson, husband and wife all as joint tenants

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

**That portion of the Northeast quarter of the Northwest quarter, of Section 26,
Township 13 North, Ranges 18 East, M.D.B. & M., particularly described as follows:**

**COMMENCING at the quarter Section corner common to Section 23 and 26 in said
Township and Range; thence North 89°46'00" West along the section line common to
said Section a distance of 491.40 feet; thence leaving said Section line South
00°08'00" West a distance of 878.56 feet to the Southeast corner of the parcel of
land conveyed to Melvin B. Sayre, by Deed recorded April 6, 1959, in Book E-1 of
Deeds at page 154, Douglas County, Nevada, records, the True Point of Beginning;
Thence South 00°08'00" West a distance of 87.86 feet to a point in the East line of
the parcel of land conveyed to John Andrews, et ux, recorded February 6, 1956, in
Book B-1 of Deeds at Page 579, Douglas County, Nevada, records; thence North
89°46'00" West a distance of 163.80 feet to a point in the West Line of said Andrews
parcel as herein above referred to; thence North 00°08'00" East along said West line
a distance 87.86 feet to the Southwest corner of said Sayre parcel as herein above
referred to; thence South 89°46'00" East along the South line of said Sayre parcel a
distance of 163.80 feet to the True Point of Beginning.**

**Excepting therefrom, the West 20.00 feet of said premises as set forth in the Final
Order of Condemnation, recorded March 2, 1967, in Book 48, Page 175, Document
No. 35599, Official Records of Douglas County, Nevada.**

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The above metes and bounds description appeared previously in that certain document recorded October 7, 1999 in Book 1099, page 1229 as Document No. 478302 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: 05/19/2004

COPY

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Charles P. Bosmajian
Charles P. Bosmajian

Joann Bosmajian
Joann Bosmajian

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

This instrument was acknowledged before me on 5-25-04 by
Charles P. Bosmajian and Joann Bosmajian, husband and wife.

Cindy Dillon
Notary Public
(My commission expires: 11-11-06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 19, 2004** under Escrow No. **141-2137169**.

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