

2004 MAY 28 PM 3:12

WERNER CHRISTEN
RECORDER

\$ 15⁰⁰ PAID *KJ* DEPUTY

A.P. N.: 1318-24-711-011
Escrow No.: 04-50248-KP
R.P.T.T.: \$ 3,490.50

WHEN RECORDED MAIL TO:
Mr. and Mrs. David Batrick
P.O. Box 11441
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

John S Guthrie, Jr. and Elaine S Guthrie, husband and wife as joint tenants

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

David Batrick and Monica Batrick, husband and wife as joint tenants

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

PARCEL 1

Lot 11 of Ansaldo Acres, filed in the office of the County Recorder of Douglas County, Nevada on October 26, 1959 as Document No.15143 .

PARCEL 2

That portion of Lot 10, as shown on the map of Ansaldo Acres, filed in the Office of the County Recorder of Douglas County, State of Nevada on October 26, 1959, as Document No.15143, described as follows:

Commencing at the Southwesterly corner of said Lot 10, thence along a curve concave to the South with a radius of 125.00 feet and a central angle of 4° 35' 01" and arc length of 10.00 feet; thence North 16° 13' 43" West 11.39 feet; thence North 59° 46' 24" West 14.50 feet; thence South 16° 13' 43" East 21.50 feet to the Point of Beginning.

PARCEL 3

All that portion of Lot 12, as shown on the map of Ansaldo Acres, filed in the Douglas County Recorder's office on October 26, 1959 as Document No.15143 more particularly described as follows;

Beginning at the Southeasterly corner of said Lot 12; thence South 45° 44' 09" West 17.70 feet; thence North 54° 12' 21" West 29.34 feet; thence North 43° 47' 59" East 22.78 feet; thence South 44° 15' 51" East 29.67 feet to the Point of Beginning.

PARCEL 4

All that real property situate in the County of Douglas, State of Nevada described as follows: Driveway easement

All that portion of Lot 10, Ansaldo Acres, filed for record on October 26, 1959, as Document Number 15143, more particularly described as follows:

0614673
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Beginning at the Southeast corner of Parcel 2 as described in Exhibit B of Document Number 0477979; Thence North 16° 13' 43" West 11.39 feet; Thence South 58° 51' 57" East 17.56 feet; Thence along a curve concave to the South with a radius of 125 feet, a central angle of 5° 30' 00", and an arc length of 12.00 feet, the chord of said curve bears South 81° 46' 19" West 11.99 feet to the Point of Beginning.

The Basis of Bearing for this description is the above referenced Ansaldo Acres.

Per NRS 111.312, this legal description was previously recorded October 1, 1999, in Book 1099, Page 171 as Document No. 477979 and July 1, 2003 in Book 0703 at Page 323 as Document No. 582238, both of Official Records, Douglas County, State of Nevada

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:

25 MAY 2004

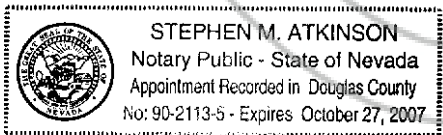
John S. Guthrie, Jr.
John S. Guthrie, Jr.

Elaine S. Guthrie
Elaine S. Guthrie

State of Nevada }
County of Douglas } ss:

On MAY 25, 2004
Before me, a Notary Public, personally appeared
John S Guthrie, Jr. and Elaine S Guthrie

[] personally known to me -or- [X] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal

Stephen M. Atkinson
~~Karen Pawloski~~

NAME (TYPED OR PRINTED)

STEPHEN M. ATKINSON

0614673

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