

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

2004 AUG -4 PM 12: 53

WERNER CHRISTEN
RECORDER

\$ 16⁰⁰ PAID Bl DEPUTY

A.P.N.: 1219-03-002-022
File No: 141-2151416 (CD)
R.P.T.T.: \$2,710.50

When Recorded Mail To: and Mail Tax Statements
To:
John P. Steinbach and Christine P. Steinbach
2021 N. Forest Court
Canby, OR 97013

GRANT, BARGAIN and SALE DEED

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

Dennis McMahan, a married man

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

John P. Steinbach and Christine P. Steinbach, 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:

**A parcel of land, located in the Southwest 1/4 of the Southwest 1/4 of Section 3,
Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, more
particularly described as follows:**

Commencing at the Southwest corner of said Section 3, proceed:

**North 0°12'19" West, 875.70 feet, along the section line, to the True Point of
Beginning, which is the Southwest corner of the parcel; thence North 45°00'00" East,
197.28 feet, to a point; thence North 72.306 feet to the Northwest corner of the
parcel; thence East 146.60 feet to a point on the Southerly right-of-way line of cul-
de-sac street; thence along said right-of-way line, Southeasterly around a curve to
the left, having a central angle of 73°52'21", a radius of 45 feet, a length of 58.02
feet, a beginning tangent of South 16°07'39" East, and an end tangent of East, to the
Northeast corner of the parcel; thence South 14°06'26" West, 184.63 feet, to he
Southeast corner of the parcel; thence South 89°57' West, 284.33 feet, to the True
Point of Beginning.**

APN: 1219-03-002-022

**The above metes and bounds description appeared previously in that certain
document recorded August 29, 1990 in Book 890, page 4677 as File No. 233434 of
Official Records.**

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Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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: 07/21/2004

COPY

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Dennis McManan

STATE OF Indiana)
COUNTY OF Henry) :SS.

This instrument was acknowledged before me on
July 26, 2004 by

SEAL

Dennis McManan

Linda Glenn

Notary Public

(My commission expires: Aug. 22, 2009)

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