

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

A.P.N.: 1318-15-111-036  
File No: 141-2152773 (CD)  
R.P.T.T.: \$2,971.80

2004 AUG 17 AM 9:52

WERNER CHRISTEN  
RECORDER

\$ 16<sup>00</sup> PAID *kg* DEPUTY

When Recorded Mail To: and Mail Tax Statements To:  
James Chance and Judith Chance  
3509 E. Zeering Road  
Denair, CA 95316

***GRANT, BARGAIN and SALE DEED***

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

Michael L. Curtis, a married man as his sole and separate property

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

James R. Chance and Judith K. Chance, Trustees of the Chance Family Trust dated April  
28, 2004

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

**PARCEL NO. 1**

**LOT 87, AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD UNIT NO. 2, A  
CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER,  
DOUGLAS COUNTY, NEVADA, ON OCTOBER 23, 1973, AS DOCUMENT NO. 69660.**

**PARCEL NO. 2**

**THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO  
AREAS ADJACENT TO SAID UNITS DESIGNATED AS "RESTRICTED COMMON AREA" ON  
THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE.**

**PARCEL NO. 3**

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**AN UNDIVIDED INTEREST AS TENANTS IN COMMON AS SUCH INTEREST IS SET FORTH IN BOOK 377, AT PAGE 417 THRU 421, OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 9, 1977, IN BOOK 377 OF OFFICIAL RECORDS AT PAGE 411, AS LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL NO. 1 ABOVE, AND EXCEPTING NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICE, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.**

**PARCEL 4**

**NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1, ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL NO. 3, ABOVE.**

*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: 07/28/2004

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Michael L. Curtis  
Michael L. Curtis

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

This instrument was acknowledged before me on 8-16-04 by **Michael L. Curtis.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 28, 2004** under Escrow No. **141-2152773**.

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