

REQUESTED BY

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

A.P. No. 1320-34-002-053  
Escrow No. 143-2153866-MO/WS  
R.P.T.T. \$0.00 #5

2004 AUG 24 PM 12:52

WERNER CHRISTEN  
RECORDER

\$ 17.00 PAID kg DEPUTY

**WHEN RECORDED MAIL TO:**

Daniel J. Snyder  
c/o Metcalf Builders, Inc.  
751 Basque Way  
Carson City, NV 89706

**MAIL TAX STATEMENT TO:**

Same as above

**GRANT, BARGAIN and SALE DEED**

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

Sandy Snyder, a married woman and spouse of grantee herein

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

Daniel J. Snyder, a married man as his sole and separate property

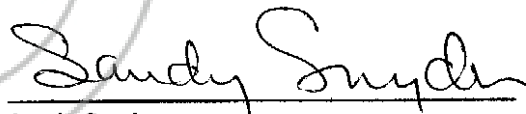
the real property situate in the County of Douglas, State of Nevada, described as follows:

See exhibit "A"  
See exhibit "B"

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Sandy Snyder, a married woman and spouse of grantee herein MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Daniel J. Snyder, a married man as his sole and separate property.*

*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: 07/27/2004

  
Sandy Snyder

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**EXHIBIT 'A'**

Property: **1472 Orchard Road  
Gardnerville, NV**

**PARCEL 1:**

**Parcel 3B as shown on the Parcel Map (LDA-02-066) for John & Andrae Jo (Jody) Laxague, filed in the office of the Douglas County Recorder on May 13, 2003, File No. 576607.**

**PARCEL 2:**

**A private road easement with incidents thereto over and across the Westerly 50 feet of Parcel 2A as set forth on that certain Parcel Map for Laxague filed for record in the office of the County Recorder of Douglas County, Nevada on July 8, 1981 as Document No. 57977.**

**PARCEL 3:**

**A private road easement with incidents thereto as set forth in Grant of Easement recorded June 29, 1981 in Book 681, page 2274, Document No. 57724 of Official Records.**

**PARCEL 4:**

**A private road easement with incidents thereto, as set forth in the Grant of Easement recorded April 24, 2003 in Book 403, page 11887, Document No. 574561.**

**Seller hereby transfer to Buyers 5.0 acre-feet for the parcel of private surface water rights currently owned by Seller**

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**Exhibit "B"**  
**Deed Restrictions**

**1. EASEMENTS**

Also reserving therefrom all easements as shown on said map including, but not limited to, private access easement Doc. No. 0574561; existing 50' private access road easement per Doc. No. 132250 (Laxague Lane); existing 30' private road easement per Doc. No. 57977; 50' Road easement per Doc. No. 57224 (Decker Road); 36' ditch and access easement which includes 32' access easement and 4' ditch easement which runs along east side of parcel 3B on said map; existing 50' ditch easement per Doc. No. 142028. All easements shall remain as shown on said map document #576607, and all above referenced easements shall be deeded private access easements for ingress and egress for parcels 1 (APN # 1320-34-002-038), parcel 2 (APN # 1320-34-002-039), parcel 3A (APN # 1320-34-002-052), and parcel 3B (APN # 1320-34-002-053), and the additional northern parcel now owned by the Sellers (APN # 1320-34-001-025). The Property and the easements reserved therefrom are legally described on the parcel map #576607. As used in this Agreement, the term "Property" shall mean said parcels of real property and all tenements, hereditaments, and appurtenances thereto, but expressly excluding any water rights appurtenant thereto with the exception of the 5.0 acre feet of private surface water right to be transferred for the parcel.

**2. ADDITIONAL TERM AND CONDITIONS**

Daniel J. Snyder, his successors and/or assigns agree to build all structures on the western ½ of the Property. Buyers agree that the eastern ½ of the Property is to be open space. Buyers agree to put no fences, trees or plantings on the panhandle section of lot or on the access easement Doc. # 0574561.

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STATE OF PA )  
COUNTY OF Bucks ) :ss.

This instrument was acknowledged before me on 8/18/04 by Sandy Snyder

Kathleen D. Kraji  
Notary Public  
(My commission expires: \_\_\_\_\_)

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Kathleen D. Kraji, Notary Public  
Warminster Twp., Bucks County  
My Commission Expires Apr. 28, 2008  
Member, Pennsylvania Association Of Notaries

SEAL

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