

REQUESTED BY
TSI TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 SEP -7 PM 3: 30

WERNER CHRISTEN
RECORDER

\$ 15⁰⁰ PAID *KJ* DEPUTY

A.P. N.: 1318-10-301-009
Escrow No.: 04-50447-RM
R.P.T.T.: \$1,540.50

WHEN RECORDED MAIL TO:
Mr. Brian McCosker
3911 Laura Alice Way
Concord, CA 94520

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Wayne Snyder, an unmarried man
do(es) hereby GRANT, BARGAIN and SELL to
Brian McCosker, a married man

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

Parcel 1

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

Lot 44, as shown on the AMENDED PLAT OF ZEPHYR KNOLLS UNIT NO. 2, filed for record on July 5, 1959 as Document No. 12415 and that portion of Section 10, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 44; thence along a curve concave to the Northwest with a radius of 590 feet, a central angle of 3°38'08", and an arc length of 37.44 feet, the chord of said curve bears North 58°41'56" East 37.43;

Thence South 71°15'00" East 161.62 feet; thence along a curve concave to the Southeast with a radius of 118.50 feet, a central angle of 14°09'45", and an arc length of 29.29 feet, the chord of said curve bears South 11°31'39" West 29.22 feet.

Thence South 83°28'10" West 127.29 feet;

Thence South 34°53'15" East 382.13 feet;

Thence South 40°26'37" West 150.32 feet;

Thence South 82°11'09" West 143.71 feet;

Thence North 28°15'55" West 513.06 feet to a point on the Southerly Right of Way of U.S. Highway 50; thence along said Right of Way along a curve concave to the Northwest with a radius of 590.00 feet, a central angle of 21°48'23", and an arc length of 224.55 feet, the chord of said curve bears North 71°25'11" East 223.20 feet to the Point of Beginning.

The Basis of Bearing for this description is the Amended Plat of Zephyr Knolls Unit No. 2.

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