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

2004 SEP -7 PM 3: 30

A.P. N.:

1318-10-301-009

Escrow No.: R.P.T.T.:

04-50447-RM \$1,540.50

WHEN RECORDED MAIL TO:

Mr. Brian McCosker 3911 Laura Alice Way Concord, CA 94520 WERNER CHRISTEN
RECORDER

\$ 15 PAID ( ) DEPUTY

## 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.

0623551 BK0904PG02144 Said land is also shown as Tract 2 of Record of Survey supporting a Boundary line adjustment for Falcon Capital, filed in the office of the County Recorder of Douglas County, State of Nevada on March 26, 2004 as File No. 608522 of Official Records.

## Parcel 2

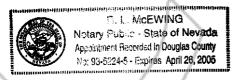
Easements as contained in that certain Declaration of Reciprocal Easements recorded May 17, 2004 in Book 0504 of Official Records, at Page 8063 as Document No. 613405.

Per NRS 111.312, this legal description was previously recorded on March 26, 2004 in Book 0304, Page 13273, as Document No. 608524, 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:	4-1.04	\ \ / /
7,5	201010	\
Wayne Snyde	der	
-	/	
State of	Nevada }	
	} ss:	\ \ \
County of	Douglas }	\ \
On	9-1-2004	
Before me, a Notary Public, personally appeared		
Wayne Snyo	yder	/ /
	*** ** **** **** ***** ***************	The state of the s

[ ] personally known to me -or-[ ] 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 by band and official seal

R.L.M.EWLS

NAME (TYPED OR PRINTED)