REQUESTED BY

## WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

APN: 1418-34-401-003

2004 SEP 16 PM 2: 44

WERNER CHRISTEN RECORDER

= 42 OU Be DEPUTY

**Recording Requested By:** 

Name:

WESTERN TITLE CO.

Street

1626 HWY 395

Address:

1020 11 00 1 33

City/St/

MINDEN, NV 89423

Zip:

R.P.T.T.

S# (0

90235-99

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

**COVER SHEET** 

TYPE OF DOCUMENT

**WARRANTY DEED** 

This page added to provide additional information required by NRS 111 312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

0624296 BK0904PG06194

# **Warranty Deed**

THIS INDENTURE, Made this 10 <sup>th</sup> da BY AND BETWEEN,Richard Bertea and Hyla Ber	y of September , 2004 tea, husband and wife as joint tenants
hereinafter kno AND, Richard Bertea and Hyla Holmes Bertea, Tru 2000, as amended	own as Grantor(s) ustees of the Bertea Family Trust dated December 13,
	wn as Grantee(s)
WITNE	ESSETH
and Other Good and Valuable Consideration by the Gacknowledged, does by these presents grant, bargain, se	ss if known)
To Have and to Hold the said premises, as herein describ to the heirs and assigns of the Grantee(s), FOREVER, And the Grantor(s) does covenant, grant, bargain and assign Grantor(s) is well seized of the above granted premises	i mil
STATE OF CAUFORNIA ) ) SS. COUNTY OF PRANCE )  This instrument was acknowledged before me on the  11 th day of September, 2004  By  RICHARD BERTEA	RECORDING REQUESTED BY AND MAIL TO  NAME DEATE A  ADDRESS 173 Share CIFF Rd.  CITY/ST/ZIP COTONA DEL MOT, CA 92625  IF APPLICABLE MAIL TAX STATEMENTS TO  NAME SOURCE  ADDRESS  CITY/ST/ZIP
Signature or Notarial  RRAINE E. PETERSON, Notary Public  Title and Rank  My commission expires March 28, 2004	THIS SPACE FOR RECORDERS USE ONLY

Commission # 1407773
Notary Public - California
Orange County
My Comm. Expires Mar 28, 2007

0624296 BK0904PG06195

## **EXHIBIT "ONE"**

#### **PARCEL I:**

ALL THAT PORTION OF LOT 4, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWEST CORNER OF PARCEL 1A, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON DECEMBER 22, 1971, AS DOCUMENT NO. 56005, SAID NORTHWEST CORNER BEING ON THE MEANDER LINE OF LAKE TAHOE;

THENCE SOUTH 89°56'12" EAST 245.00 FEET;

THENCE SOUTH 39°20'55" EAST 212.04 FEET;

THENCE NORTH 89°56'12" WEST 320.49 FEET TO A POINT ON THE MEANDER LINE OF LAKE T TAHOE;

THEN ALONG SAID MEANDER LINE NORTH 19°47'12" WEST 174.17 FEET TO THE POINT OF BEGINNING.

#### PARCEL II:

ALL THAT PORTION OF LOT 4, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.D., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1A, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON DECEMBER 22, 1971, AS DOCUMENT 56005, SAID NORTHWEST CORNER BEING ON THE MEANDER LINE OF LAKE TAHOE;

THENCE ALONG SAID MEANDER LINE, SOUTH 19°47'12" EAST 174.17 FEET; THENCE SOUTH 70°12'48" WEST 14.3 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATE LOW WATER LINE OF LAKE TAHOE AT ELEVATION 6223.00 FEET, LAKE TAHOE DATUM;

THENCE ALONG THE APPROXIMATE LOW WATER LINE NORTH 36°39'30" WEST 120.17 FEET; THENCE NORTH 03°57'37" WEST 61.51 FEET; THENCE NORTH 70°12'48" EAST 32.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

### PARCEL III:

TOGETHER WITH THE RIGHT TO USE IN COMMON THE REASONABLE USE OF A BEACH, AND EASEMENTS AND RIGHTS OF WAY AS SUCH RIGHTS WERE RESERVED IN AGREEMENT RECORDED IN BOOK 85, AT PAGE 57, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

TOGETHER WITH THE RIGHTS TO USE IN COMMON WITH OTHERS SO ENTITLED THAT RIGHT OF WAY DESCRIBED IN DOCUMENT RECORDED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, IN BOOK 9, AT PAGES 224, 226 AND 227, OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA RECORDS, FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE ABOVE PARCEL OF REAL PROPERTY.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREPARED BY RONALD W. TURNER, PLS, TURNER & ASSOCIATES, WHOSE MAILING ADDRESS IS POST OFFICE BOX 5067, STATELINE, NEVADA 89449.

Assessor's Parcel No: 1418-34-401-003

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of DRANGE SS.  On SEPT. 13, 2004 before me, LORRANGE E. PETERSON Nofary Public Name and Title of Officer (e.g., "Jane Doe, Notary Public")  personally appeared HYLA HOLLES BERTEA  Name(s) of Signer(s)
on SEPT 13 2004 potoro ma LARRAGNE E. PETERSON NOTARY Public.
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared HYLA HOWES BERTEA,
□ personally known to me  ✓ proved to me on the basis of satisfactory
evidence
to be the person(s) whose name(s) is/are
subscribed to thé within instrument and acknowledged to me that he/she/they executed
LORRAINE E. PETERSON the same in his/her/their authorized
Commission # 1407773 capacity(ies), and that by his/her/their
Notary Public - California signature(s) on the instrument the person(s), or
Orange County the entity upon behalf of which the person(s)  My Comm. Expires Mar 28, 2007 acted, executed the instrument.
delea, executed the monament
WITNESS my hand and official seah
Larrain E. Viterson
Signature of Notary Public
— OPTIONAL — Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.
Description of Attached Document
Title or Type of Document: WARRANTY DEED
Title or Type of Document: WARRANTY DEED  Document Date: 10th of SEPT, 2004 Number of Pages: 1
Document Date:
Signer(s) Other Than Named Above: RICHARD BERTEA
Capacity(ies) Claimed by Signer
Signar's Name:
RIGHT THUMBPRINT OF SIGNER
□ Individual □ op of thumb here
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Trustee
☐ Guardian or Conservator
Other:
Capacity(ies) Claimed by Signer  Signer's Name:  Individual Corporate Officer — Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator Other: Signer Is Representing:
g signer is nepresenting.
KA Karangan kanggan kangg

© 1999 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

0624296