

A.P.N. # 1220-05-601-001

R.P.T.T. \$ 3229.20

ESCROW NO. 040200989

RECORDING REQUESTED BY:
STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:
MR & MRS. DARBY
755 Fairview Lane
Gardnerville NV 89410

WHEN RECORDED MAIL TO:
MR & MRS. DARBY
755 Fairview Lane
Gardnerville NV 89410

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 SEP 27 PM 3: 58

WERNER CHRISTEN
RECORDER

\$ 18.00 PAID Kg DEPUTY

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **GLENN C. WARREN AND VICKI J. WARREN, HUSBAND AND WIFE AS JOINT TENANTS**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **C. PETER DARBY AND MARY E. DARBY, TRUSTEES OF THE DARBY FAMILY TRUST DATED 2/9/98** REVOCABLE

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **DOUGLAS** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **June 02, 2004**

Glenn C. Warren
GLENN C. WARREN

Vicki J. Warren
VICKI J. WARREN

STATE OF WYOMING }
COUNTY OF PARK } ss.

This instrument was acknowledged before me on
by GLENN C. WARREN and VICKI J. WARREN



Signature Lynn Fritz
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

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EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 040200989

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

A Parcel of land located in the Northeast 1/4 of Section 5, Township 12 North, Range 20 East, M.D.B.&M., lying south and West of the centerline of the East Carson River, in Douglas County, Nevada, more particularly described as follows:

BEGINNING at a fence corner which is located in the center of said Section 5, and which is located South 00°26'22" East, a distance of 2,581.00 feet from the North 1/4 corner of said Section 5, Township 12 North, Range 20 East; thence along the fence marking the 1/4 line North 89°50'00" East, a distance of 2,490.00 feet to the approximate centerline of the East Carson River; thence along the approximate centerline of the river North 25°48'32" West, a distance of 393.09 feet; thence North 36°32'00" West, a distance of 366.00 feet; thence North 42°43'00" West, a distance of 150.00 feet; thence North 60°30'28" West, a distance of 149.93 feet; thence North 69°14'14" West, a distance of 612.24 feet, thence Northerly and Westerly along the centerline of the River to a point which bears South 00°26'22" East a distance of 700 feet, more or less, from the North 1/4 Section corner of Section 5, Township 12 North, Range 20 East, M.D.B.&M.; thence South 00°26'22" East, a distance of 1,881.00 feet to the POINT OF BEGINNING.

Excepting therefrom any portion of said land lying within the ordinary or high water mark of the Carson River.

ASSESSOR'S PARCEL NO. 1220-05-601-001

PARCEL 2:

An appurtenant easement for irrigation ditch over and across the following described lands conveyed to JEANETTE COWDEN, in Instrument recorded March 18, 1975, in Book 375, Page 477, Document No. 78873, Official Records, more particularly described as follows:

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LEGAL DESCRIPTION - continued
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A parcel of land located in the Northwest 1/4 of Section 10 and the Northeast 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

A strip of land 50 feet in width lying 30 feet to the right and 20 feet to the left, looking in the direction of the traverse of the following described line and with the sidelines of the strip being extended or shortened as required to intersect the point of diversion and terminus of the ditch.

BEGINNING at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B.&M.; thence South $33^{\circ}57'55''$ East, a distance of 8,043.65 feet to the True Point of Beginning of the conveyed easement and which point is situate at the upstream edge of the West abutment of the Cottonwood Diversion Dam on the East Fork of the Carson River. From the True Point of Beginning thence downstream along the conveyed easement North $80^{\circ}16'15''$ West, a distance of 67.42 feet; thence North $49^{\circ}11'45''$ West, a distance of 129.91 feet; thence North $46^{\circ}57'10''$ West, a distance of 429.74 feet; thence North $55^{\circ}01'45''$ West, a distance of 261.90 feet; thence North $41^{\circ}57'04''$ West, a distance of 234.00 feet; thence North $69^{\circ}58'20''$ West, a distance of 74.66 feet to the termination of the conveyed easement.

PARCEL 3:

An easement for relocation and reconstruction of single span access bridge across the East Fork of the Carson River as shown in Document recorded October 27, 1997, in Book 1097, at Page 4857, as Document No. 424790.

PARCEL 4:

An easement for ingress and egress as set forth in Private
Continued on next page

LEGAL DESCRIPTION - continued
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Road Maintenance Agreement further described as follows:

All that certain real property situate in the East 1/2 of the Northwest 1/4, of Section 5, Township 12 North, Range 20 East, M.D.M., and having an Assessed Parcel Number of 1220-05-601-003 and being more particularly described as follows:

COMMENCING at the Northeast corner of said parcel also being the Southeast corner of land owned by Aspen Park LLC ATAL., PAN 1220-05-501-002 and lying on the West Right-of-Way line of State Highway 756, and the East line of Section 5 of said Township & Range:

THENCE South $01^{\circ}14'02''$ East, along the East line of APN 1220-05-601-003 and running with the North-South section line of Section 5, and the West R-O-W line of said Highway 756 a distance of 201.97 feet, to the Northeast corner of said access easement and the TRUE POINT OF BEGINNING.

THENCE South $01^{\circ}14'02''$ East, along the East line of APN 1220-05-601-003 and running with the North-South section line of Section 5, and the West R-O-W line of said Highway 756 a distance of 24.27 feet, to the Southeast corner of said easement;

THENCE leaving said East line of APN 1220-05-601-003, North $82^{\circ}42'51''$ West, 404.90 feet to the beginning of a tangent curve concave to the Southeast;

THENCE 83.52 feet along the arc of said curve and having a radius of 73.00 feet, through a central angle of $65^{\circ}33'15''$ to a point;

THENCE South $31^{\circ}43'54''$ West, a distance of 169.77 feet to a point lying on the common boundary of the South line of said APN 1220-05-601-003 and the North Line of APN

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1220-05-601-001;

THENCE North $36^{\circ}56'49''$ West, along said common boundary line a distance of 25.76 feet to a point;

THENCE leaving said South line of APN 1220-05-601-003, North $31^{\circ}43'54''$ East, 160.40 feet to the beginning of a tange curve to the Southeast;

THENCE 110.98 feet along the arc of said curve and having a radius of 97.00 feet, through a central angle of $65^{\circ}33'15''$ to a point;

THENCE South $82^{\circ}42'51''$ East, a distance of 401.31 feet to THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS for this description is the East line of that certain parcel of land as shown on Record of Survey for TCI Washington Associates, L.P., BK. 1295, PG. 4109, Document No. 377629, Official Records of Douglas County, Nevada, I.E. the bearing North $01^{\circ}30'09''$ West, between found monuments.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 25, 1989, BOOK 889, PAGE 3716, AS FILE NO. 209468, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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