

A.P. No. 1220-11-001-027
Escrow No. 143-2163498-MO/WS
R.P.T.T. \$0.00 #5

WHEN RECORDED MAIL TO:

Terrell L. Carter
1799 Crocket Lane
Gardnerville, NV 89410

MAIL TAX STATEMENT TO:
same as above

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

2004 OCT 13 PM 2:13

WERNER CHRISTEN
RECORDER

\$15.00 PAID *KJ* DEPUTY

GRANT, BARGAIN and SALE DEED

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

Andrea G. Muradanes, a married woman and spouse of grantee herein

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

Terrell L. Carter, a married man as his sole and separate property

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

**A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 11,
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:**

PARCEL NO. 1:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 11 AND 12, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., AS SAID 1/4 CORNER IS SHOWN ON THE MAP OF PINENUT SUBDIVISION UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER JUNE 11, 1963 AS FILE NO. 22783; THENCE NORTH 89°51'30" WEST ALONG THE CENTERLINE OF SAID SECTION 11, 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'30" WEST ALONG THE AFORESAID LINE 150.00 FEET THENCE NORTH 0°08'00" EAST 345.00 FEET; THENCE SOUTH 89° 51' 30" EAST 150.00 FEET; THENCE SOUTH 0°08'00" WEST 345.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE PARCELS OF LAND DESCRIBED AS PARCEL 2 IN THE DEED RECORDED FEBRUARY 16, 1973, IN BOOK 273, PAGE 443, FILE NO. 64309, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 1998, IN BOOK 1298, PAGE 6985, AS INSTRUMENT NO. 0457658.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Andrea G. Muradanes MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Terrell L. Carter.

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.

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