

REQUESTED BY
Anderson & Dorn
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 NOV -3 PM 3: 20

WERNER CHRISTEN
RECORDER

\$160⁰⁰ PAID *W* DEPUTY

APN: 1420-31-000-004

RECORDING REQUESTED BY:
Anderson & Dorn, Ltd.
294 East Moana Lane, Suite B-27
Reno, Nevada 89502

AFTER RECORDING MAIL TO:
WAYNE E. FERREE AND DIANE PHILLIPS FERREE
991 Stephanie Way
Minden, Nevada 89423

MAIL TAX STATEMENT TO:
WAYNE E. FERREE AND DIANE PHILLIPS FERREE
991 Stephanie Way
Minden, Nevada 89423

RPTT: \$0.00 Exempt (3)
Exempt (3): A transfer of title recognizing the true status of ownership from a single person to husband and wife without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

WAYNE E. FERREE, an unmarried man,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

WAYNE E. FERREE AND DIANE PHILLIPS FERREE, husband and wife, as community property with right of survivorship.

ALL that real property situated in the **County of Douglas**, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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EXHIBIT "A"

Legal Description:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1

A Parcel of land situated in and being portions of the SW $\frac{1}{4}$ of Section 29, and the NW $\frac{1}{4}$ of Section 32, and the SE $\frac{1}{4}$ of Section 30, and the NE $\frac{1}{4}$ of Section 31, in Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows, to-wit:

COMMENCING at the Section corner common to sections 28, 29, 32, and 33, in Township 14 North, Range 20 East, M.D.B.&M.; thence N. $89^{\circ}24'38''$ W., a distance of 2,650.74 feet to a point; thence South $89^{\circ}59'47''$ W., a distance of 2,613.71 feet to the True Point of Beginning; thence continuing S. $89^{\circ}59'47''$ W., a distance of 653.43 feet to a point; thence S. $00^{\circ}02'19''$ W., a distance of 1,333.37 feet to a point; thence N. $89^{\circ}59'47''$ E., a distance of 653.35 feet to a point; thence N. $00^{\circ}02'30''$ E., a distance of 1,333.37 feet to the POINT OF BEGINNING.

RESERVING THEREFROM a non-exclusive access and utility easement, with incidents thereto, over and across the Northerly 30 feet and 5 foot utility easement along all side and rear lot lines, and 7.5 foot utility easement along all front lot lines.

Said land more fully shown as Parcel 24B more fully set forth on that certain Parcel Map filed for record in the office of the County Recorder of Douglas County, Nevada, on July 13, 1981, as Document No. 58149.

PARCEL NO. 2

TOGETHER WITH a 60 foot appurtenant non-exclusive easement for access and utilities over and across those parcels of land situated in and being a portion of the SE $\frac{1}{4}$ of Section 30 and S $\frac{1}{2}$ of Section 29, in Township 14 North, Range 20 East, M.D.B.&M.; said 60 foot appurtenant non-exclusive easement lying 30 feet on each side of the following described centerline, to-wit;

BEGINNING at the section corner common to Sections 28, 29, 32, and 33, in Township 14 North, Range 20 East, M.D.B.&M.; thence N. $89^{\circ}24'38''$ W., a distance of 2,650.74 feet to a point; thence S. $89^{\circ}59'47''$ W., a distance of 5,227.50 feet to the Easterly right of way line of U.S. Highway 395, to the Point of Termination.

EXCEPTING THEREFROM the Northerly 30 feet of Parcel No. 1, here-in-above.

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