

18  
1318-16-710-008  
APN: 05-241-080

(6)

45  
When Recorded, Mail to:  
Jeffrey L. Burr & Associates  
4455 S. Pecos Road  
Las Vegas, NV 89121  
Mail Tax Statements to:  
Ernest, Jr. & Kathleen C. Becker  
50 S. Jones Blvd. Ste. 100  
Las Vegas, NV 89107

REQUESTED BY  
Jeffrey L Burr Ltd  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 NOV 15 PM 3:29

WERNER CHRISTEN  
RECORDER

\$18 PAID *KJ* DEPUTY

R.P.T.T. \$ *#6*

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ERNEST BECKER, JR. AND KATHLEEN C. BECKER, HUSBAND AND WIFE AS JOINT TENANTS, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to ERNEST A. BECKER IV and KATHLEEN C. BECKER, Trustees of the ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST, dated November 20, 1985, as to an undivided one-half (1/2) interest and THE ERNEST A. BECKER IV FAMILY LIMITED PARTNERSHIP, dated March 24, 1999, as to an undivided one-half (1/2) interest, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

### SUBJECT TO:

1. Taxes for the fiscal year.
2. Rights of way, reservations, restrictions, easements and conditions of record.

GRANTEES' ADDRESS: Ernest, Jr. & Kathleen C. Becker  
50 S. Jones Blvd. Ste. 100  
Las Vegas, NV 89107

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "B" and "C" and by this reference incorporated herein.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands this 22<sup>nd</sup> day of September, 2004.

\_\_\_\_\_  
ERNEST BECKER, JR.

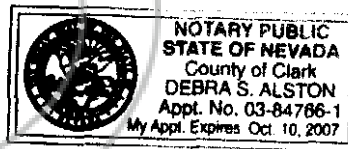
*Kathleen C. Becker*  
\_\_\_\_\_  
KATHLEEN C. BECKER

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF CLARK     )

On this 22<sup>nd</sup> day of September, 2004, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared **ERNEST BECKER, JR. AND KATHLEEN**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

*Debra S. Alston*  
\_\_\_\_\_  
Notary Public



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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA,  
COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY  
OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 95 AS THE SAME IS LAID DOWN, DELINEATED AND NUMBERED UPON A  
CERTAIN MAP ENTITLED "AMENDED PLAT OF THE ELK'S SUBDIVISION, LAKE  
TAHOE, NEVADA," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNT OF DOUGLAS ON JANUARY 5, 1928 AND ALSO AS SHOWN ON THE SECOND  
AMENDED PLAT OF THE ELKS SUBDIVISION, FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 5, 1952, IN BOOK 1,  
PAGE 33 AS DOCUMENT NO. 08537.

TOGETHER WITH THAT PORTION OF LOT 94, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 94, AS SHOWN ON THE  
OFFICIAL "SECOND AMENDED MAP OF ELKS SUBDIVISION", FILED FOR RECORD  
IN THE OFFICE OF THE DOUGLASS COUNTY RECORDER, STATE OF NEVADA,  
THENCE FROM THE POINT OF COMMENCEMENT ALONG THE EASTERLY LINE  
OF SAID LOT 94, NORTH 21°36'05" WEST A DISTANCE OF 110.00 FEET TO THE MOST  
NORTHERLY CORNER THEREOF, THENCE ALONG THE NORTHWESTERLY LINE OF  
SAID LOT SOUTH 32°32'35" WEST A DISTANCE OF 26.10 FEET; THENCE LEAVING  
THE NORTHWESTERLY LINE OF SAID LOT 18°23'29" EAST A DISTANCE OF 93.52  
FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 94, A POINT ON THE  
NORTHERLY LINE OF LAKEVIEW AVENUE, THENCE ALONG A CURVE TO THE  
LEFT WITH A RADIUS OF 260.57 FEET, ANGLE OF 5°48'45" AN ARC LENGTH OF 26.43  
FEET TO THE POINT OF COMMENCEMENT.

"PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREPARED BY JEFFREY L. BURR  
& ASSOCIATES, WHOSE MAILING ADDRESS IS 4455 S. PECOS ROAD, LAS VEGAS,  
NV 89121."

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BK 1104 PG 06976

**EXHIBIT "B"**  
**POWERS OF TRUSTEES**

**ERNEST A. BECKER IV and KATHLEEN C. BECKER**, Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST**", which was executed on **November 20, 1985**.



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**EXHIBIT "C"**  
**POWERS OF TRUSTEES**

**ERNEST A. BECKER IV and KATHLEEN C. BECKER**, Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**ERNEST A. BECKER IV FAMILY LIMITED PARTNERSHIP**", which was executed on **March 24, 1999**.



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