

REQUESTED BY
TSI TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 DEC -1 AM 9:47

WERNER CHRISTEN
RECORDER
\$15⁰⁰ PAID *KJ* DEPUTY

A.P. N.: 1318-10-301-008
Escrow No.: 04-50438W-RM
R.P.T.T.: \$ -0- # 5

WHEN RECORDED MAIL TO:

Ms. Karen Jane Pearson
P.O. Box 6479
Folsom, CA 95763

GRANT, BARGAIN and SALE DEED

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

Tara Carlson, a married woman

do(es) hereby GRANT, BARGAIN and SELL to

Steven Carlson and Tara Carlson, husband and wife

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

See Exhibit 'A' attached hereto and made a part hereof

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.

Dated: November 19, 2004

Tara Carlson
Tara Carlson

State of California }
County of El Dorado } ss:

On November 19, 2004

Before me, a Notary Public, personally appeared
Tara Carlson

personally known to me -or- [] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal
Mieko Saetta
Mieko Saetta
NAME (TYPED OR PRINTED)

0630714

BK1204PG00068

EXHIBIT "A"

Parcel 1

Being a portion of Section 10, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Northwesterly corner of Lot 81 of Zephyr Knolls Number 4, filed for record on October 14, 1957 as Document No. 012699;

Thence North $24^{\circ}06'00''$ West 70.29 feet;

Thence along a tangent curve to the left with a radius of 320 feet, a central angle of $31^{\circ}09'00''$, and an arc length of 173.97 feet;

Thence North $55^{\circ}15'00''$ West 58.12 feet;

Thence North $20^{\circ}42'00''$ East 322.17 feet to a point on the Southerly Right of Way line of U.S. Highway 50;

Thence along said Southerly Right of Way line South $84^{\circ}29'45''$ East 170.32 feet;

Thence along a tangent curve to the left with a radius of 590 feet, central angle of $13^{\circ}10'52''$, and an arc length of 135.73 feet;

Thence South $28^{\circ}15'15''$ East 513.06

Thence South $82^{\circ}11'09''$ West 480.08 feet to the Point of Beginning.

Said land is also shown as Tract 1 of Record of Survey supporting a Boundary line adjustment for Falcon Capital, filed in the office of the County Recorder of Douglas County, State of Nevada on March 26, 2004 as File No. 608522 of Official Records.

Per NRS 111.312, this legal description was previously recorded on March 26, 2004 in Book 0304, Page 13276, as Document No. 608525, Official Records, Douglas County, State of Nevada.

Parcel 2

Easements as contained in that certain Declaration of Reciprocal Easements recorded May 17, 2004 in Book 0504 of Official Records, at Page 8063 as Document No. 613405.

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