

APN: 1318-16-801-003  
R.P.T.T. \$EXEMPT # 5  
ESCROW NO: 72247-PH 20-1041029-TO

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

KEN BITLER  
416 BITLERS ROAD  
ZEPHYR COVE, NV 89448

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 DEC 13 PM 2:52

WERNER CHRISTEN  
RECORDER

\$16<sup>50</sup> PAID KJ DEPUTY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Peggy Bitler, spouse of the grantee

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Ken Bitler, a married man as his sole and separate property as to an undivided  
all that real property situated in the County of Douglas, one half interest

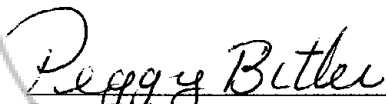
State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL

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

It is the intent of the undersigned to release all right, title or interest she has or may have in the subject property.

Witness her hand this 8<sup>th</sup> day of December, 2004.

  
\_\_\_\_\_  
Peggy Bitler

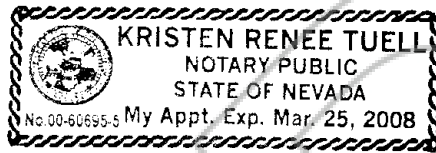
Escrow No.: 72247-PH

STATE OF NEVADA  
COUNTY OF DOUGLAS *Carson City*

} SS:

This instrument was acknowledged before me on December 8, 2004  
by Peggy Bitler

Kristen Renee Tuell  
NOTARY PUBLIC



**EXHIBIT "A"**

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

**Parcel 1:**

BEGINNING at a point twenty feet North of the South line of Section 16, Township 13 North, Range 18 East, M.D.B.&M., and twenty feet West of the East line of said Section 16, said point being marked by an iron pipe set in concrete, running thence North  $0^{\circ}2-1/2'$  West 148.05 feet parallel to the East line of said Section, to an iron pipe in concrete,

THENCE South  $86^{\circ}25-1/2'$  West 368.26 feet to an iron pipe set in concrete on the meander line of Lake Tahoe;

THENCE South  $28^{\circ}00'$  East along said meander line 142.32 feet to an iron pipe set in concrete at a point 20 feet North of the South line of said Section 16 produced;

THENCE North  $89^{\circ}50-1/2'$  East parallel to the South line of said section 300.82 feet to the point of beginning.

**PARCEL 2:**

That certain right-of-way for road purposes, as set forth under those certain agreements recorded in Book "R" of Deed, Page 557 and in Book "F" of Agreements, Page 45 Douglas County Records, said right-of-way extending from the above described property to the public road.

**PARCEL 3:**

A right-of-way for driveway purposes twenty feet wide as conveyed by deed recorded in Book T of Deeds, Page 356, Douglas County Records.

**PARCEL 4:**

A parcel of land having as its East boundary, the West boundary of said Parcel 1 description, its North boundary being the North boundary of said Parcel 1 description extended Westerly, its South boundary being the South boundary of said Parcel 1 description extended Westerly and being bounded on the West by a line drawn on contour at elevation 6,223 feet, Lake Tahoe Datum.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

Reference is hereby made to that certain Record of Survey Map for John E. Mason, Kenneth Bitler and Lynn Hill Peterson, recorded in the office of the County Recorder of Douglas County, State of Nevada, on July 8, 1992, in Book 792 at Page 1105 as Document No. 282954, Official Records.

NOTE: Legal description previously contained in Document No. 552612, in Book 0902 at Page 6552 recorded on September 20, 2002.

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BK 1204 PG 05421