

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

APN: 1318-16-801-003  
R.P.T.T. SEXEMPT # 4  
ESCROW NO: 72247-PH 20-1041029-T0

2004 DEC 13 PM 2:54

WERNER CHRISTEN  
RECORDER

\$16.00 PAID KO DEPUTY

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:  
KEN BITLER  
LYNN PETERSON  
416 BITLERS ROAD  
ZEPHYR COVE, NV 89448

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Kenneth Bitler, Trustee of the Ken and Peggy Bitler Family Trust dated May 13, 1992, as to an undivided one-half interest and Lynn M. Peterson, as Trustee of the Marvin and Lynn Peterson Trust dated September 25, 1990, as to an undivided one-half interest

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

Ken Bitler <sup>a married man as his sole and separate property as to an undivided</sup> and Lynn Peterson, <sup>a married woman as her sole and separate property as to an undivided one-half</sup> ~~and Lynn Peterson, a married woman as her sole and separate property as to an undivided one-half~~ astenants in common <sup>interest</sup>

all that real property situated in the County of Douglas,  
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.

Witness their hand(s) this 8<sup>th</sup> day of December, 2004.

Kenneth Bitler, Trustee of the Ken and Peggy  
Bitler Family Trust dated May 13, 1992

Lynn M. Peterson, as Trustee of the Marvin and  
Lynn Peterson Trust dated September 25, 1990

*Kenneth Bitler*  
Kenneth Bitler, Trustee

*Lynn M. Peterson*  
Lynn M. Peterson, Trustee

0631700  
BK1204PG05422

Escrow No.: 72247-PH

STATE OF NEVADA  
COUNTY OF DOUGLAS Carson City

} SS:

This instrument was acknowledged before me on December 8, 2004  
by Kenneth Bitler & Lynn M. Peterson

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°2-1/2' West 148.05 feet parallel to the East line of said Section, to an iron pipe in concrete,

THENCE South 86°25-1/2' West 368.26 feet to an iron pipe set in concrete on the meander line of Lake Tahoe;

THENCE South 28°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°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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