

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 DEC 14 PM 4: 17

WERNER CHRISTEN
RECORDER

s/lc PAID *KD* DEPUTY

A.P.N.: 1420-35-201-025
File No: 132-2172741 (IC)
R.P.T.T.: \$ 0 (#5)

When Recorded Mail To: and Mail Tax Statements To:
Donna R. Miller
1673 Chowbuck Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

James Allen Miller, a married man,

do(es) hereby *GRANT, BARGAIN and SELL* to

Donna R. Miller, a married woman as her sole and separate property

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

THAT PORTION OF SECTION 35, TOWNSHIP 14, RANGE 20, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF (N 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.

EXCEPT THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO WILLIAM L. DRESSER AND FRANCES L. DRESSER, TRUSTEES OF THE DRESSER FAMILY TRUST, DATED OCTOBER 20, 1999, IN QUITCLAIM DEED RECORDED OCTOBER 27, 1999 IN BOOK 1099, PAGE 4651, AS DOCUMENT NO. 479498, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE N 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BK 1204 PG 06438

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL WHICH IS THE NORTHEAST CORNER OF THE N 1/2 OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., THENCE SOUTHERLY A DISTANCE OF 330.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL AND FURTHER BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO RONALD L. MARKS, ET UX, IN DEED RECORDED MARCH 25, 1966 IN BOOK 39, PAGE 23 AS DOCUMENT NO. 31485, OFFICIAL RECORDS; THENCE WESTERLY A DISTANCE OF 264.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND FURTHER BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND CONVEYED TO RICHARD J. ALLEN, ET UX, IN DEED RECORDED AUGUST 17, 1964 IN BOOK 26, PAGE 246, DOCUMENT NO. 25870, OFFICIAL RECORDS; THENCE NORTHERLY ALONG THE EASTERLY LINE OF ALLEN'S PARCEL, A DISTANCE OF 330 FEET TO THE NORTHWEST CORNER OF THE PARCEL; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF THE HEREIN-ABOVE DESCRIBED PARCEL, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 2, 2002, IN BOOK 102, PAGE 328, AS INSTRUMENT NO. 531451.

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.

Date: 11/15/2004

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James Allen Miller
JAMES ALLEN MILLER

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CARSON CITY**)

This instrument was acknowledged before me on November 15, 2004 _____ by **James Allen Miller, a married man.**

Sharon M. Shaw
Notary Public

(My commission expires: February 18, 2007)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 15, 2004** under Escrow No. **132-2172741.**



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