

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

A.P.N.: 1318-24-404-017
File No: 141-2173960 (CD)
R.P.T.T.: \$6,337.50

2004 DEC 15 PM 4: 24

WERNER CHRISTEN
RECORDER

s/16 PAID KJ DEPUTY

When Recorded Mail To: and Mail Tax Statements To:
Gregory Ross Felton and Kim Easler Felton
PO BOX 5188
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

David R. Ewing

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

Gregory Ross Felton and Kim Easler Felton, husband and wife as joint tenants with right of survivorship

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

THAT PORTION OF SECTION 24, TOWNSHIP 13, RANGE 18, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL I:

A PARCEL OF LAND LYING WHOLLY WITHIN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 SECTION CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., THENCE FROM SAID POINT OF COMMENCEMENT NORTH 0°03'36" EAST ALONG THE EASTERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24, 1,301.52 FEET; THENCE NORTH 89°01'52" WEST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 471.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 49°59'02" WEST 226.51 FEET;; THENCE SOUTH 6°39'41" WEST 153.50 FEET; THENCE SOUTH 82°03'39" WEST 112.18 FEET; THENCE NORTH 0°03'36" EAST 320.26 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89°01'52" EAST ALONG SAID LINE 312.00 FEET TO THE POINT OF BEGINNING.

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EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO LOUIS MONTELEONE, ET UX, IN DEED RECORDED OCTOBER 16, 1972 IN BOOK 1072, AT PAGE 362 AS DOCUMENT NO. 62321 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL II:

THAT CERTAIN EASEMENT FOR ROADWAY AND UTILITY PURPOSES 30 FEET IN WIDTH, THE NORTHWESTERLY LINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LAND; THENCE FROM SAID POINT OF BEGINNING SOUTH 49°59'02" WEST 226.51 FEET TO THE TERMINATION OF THE HEREIN DESCRIBED LINE, TOGETHER WITH THE EXTENSION OF THE SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED EASEMENT TO SAID NORTHERLY LINE OF SAID SOUTHEAST 1/4 AND THE WESTERLY LINE OF THE HEREINABOVE DESCRIBED LAND.

PARCEL III:

THAT CERTAIN APPURTENANT EASEMENT 30 FEET IN WIDTH FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

ALL THAT REAL PROPERTY SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 24 AND 25, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M.; THENCE ALONG THE CENTERLINE OF SECTION 24 NORTH 00°03'36" EAST A DISTANCE OF 1,301.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24; THENCE NORTH 89°01'52" WEST A DISTANCE OF 440.35 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID EASEMENT THE FOLLOWING COURSES: NORTH 16°45'03" EAST A DISTANCE OF 28.70 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 235.80 FEET, AN ARC DISTANCE OF 125.08 FEET; THENCE ALONG A LINE TANGENT TO THE PRECEDING CURVE NORTH 47°14'52" EAST A DISTANCE OF 122.50 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 98.71 FEET; THENCE ALONG A LINE TANGENT TO THE PRECEDING CURVE NORTH 14°55'41" EAST A DISTANCE OF 48.00 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 19, ALSO KNOWN AS KINGSBURY ROAD.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 12, 2000, IN BOOK 1200, PAGE 2000, AS INSTRUMENT NO. 504846 OF OFFICIAL RECORDS.

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.

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David R. Ewing
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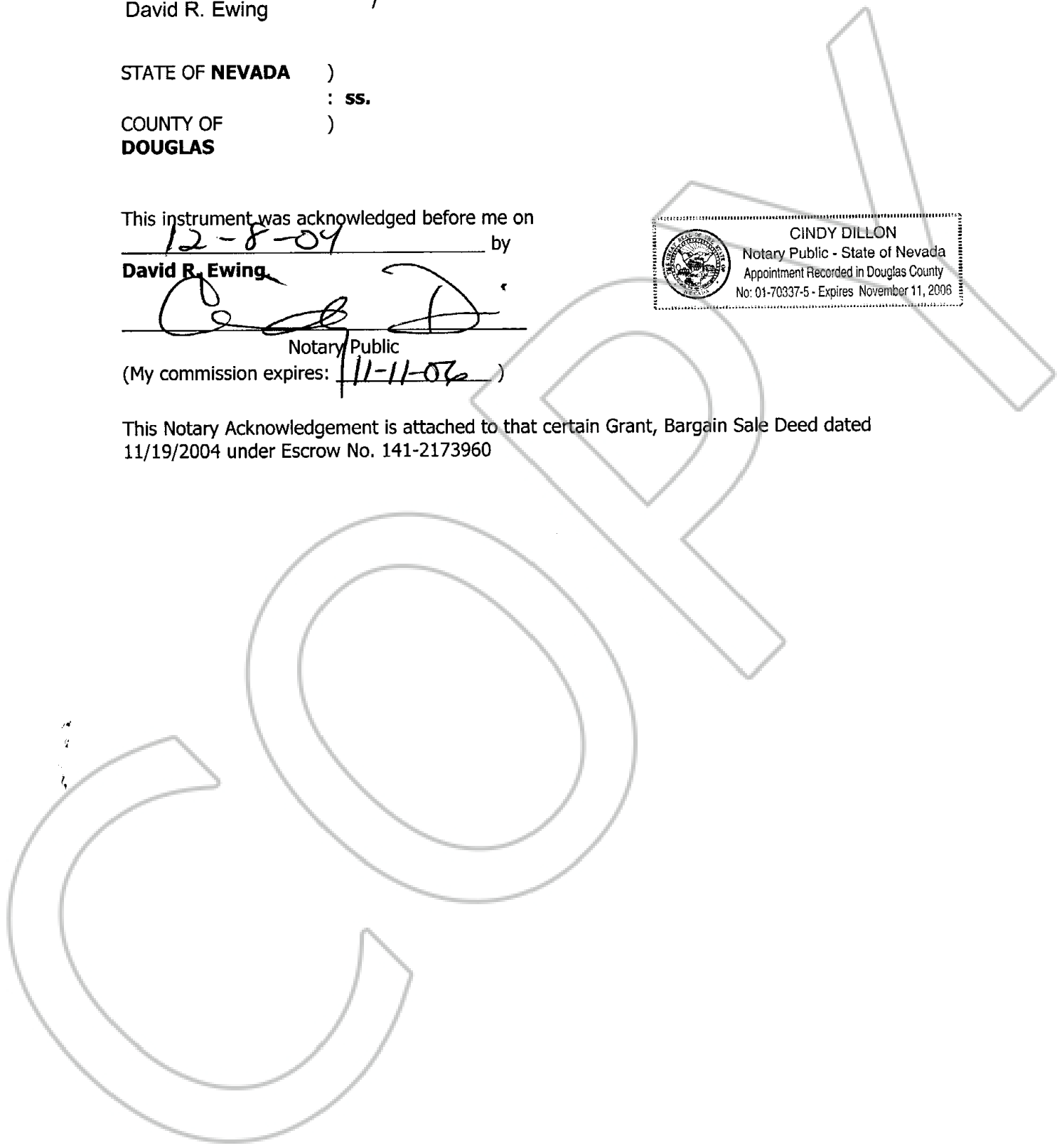
STATE OF NEVADA)
 : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
12-8-09 by
David R. Ewing

[Signature]
Notary Public
(My commission expires: 11-11-09)

 CINDY DILLON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 01-70337-5 - Expires November 11, 2006

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/19/2004 under Escrow No. 141-2173960



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