

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

2004 DEC 29 PM 3:55

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID *kg* DEPUTY

A.P.N.: 1219-26-002-008
File No: 141-2180127 (CD)
R.P.T.T.: \$2,437.50

When Recorded Mail To: Mail Tax Statements To:
Edward A. Fallavena and Joan A. Fallavena
20823 Naglee Drive
Tracy, CA 95304

GRANT, BARGAIN and SALE DEED

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

Louis Manis and Elaine M. Manis (A. K. A. Marie Elaine Manis) Trustees, and Subsequent Trustees of the Manis Family Trust, dated April 2, 1990

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

Edward A. Fallavena and Joan A. Fallavena, husband and wife as community property with right of survivorship

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

THAT PORTION OF SECTION 26, TOWNSHIP 12 , RANGE 19, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B&M., IN DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEAST 40 FOOT RIGHT OF WAY LINE OF NEVADA FEDERAL AID SECONDARY HIGHWAY ROUTE 554, SAID POINT BEING FURTHER DESCRIBED AS BEARING NORTH 37° 05' 10" WEST, A DISTANCE OF 2220.27 FEET FROM THE SOUTHWEST CORNER OF THE SAID SECTION 26; THENCE NORTH 46° 25' 30" WEST ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 43° 34' 30" WEST A DISTANCE OF 435.6 FEET TO A POINT; THENCE NORTH 46° 25' 30" WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 43° 34' 30" EAST A DISTANCE OF 435.6 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE; THENCE SOUTH 46° 25' 30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200.00 FEET TO THE TRUE POINT OF BEGINNING.

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NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 1, 1990, IN BOOK 890, PAGE 018, AS INSTRUMENT NO. 231453.

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: 12/10/2004

COPY

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Louis Manis and Elaine M. Manis (A. K. A. Marie Elaine Manis) Trustees, and Subsequent Trustees of the Manis Family Trust, dated April 2, 1990

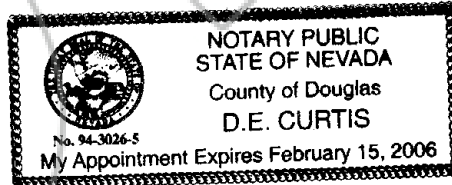
Louis Manis Trustee
Louis Manis, Trustee

Elaine M. Manis Trustee
Elaine Manis, Trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on December 20, 2004 by **Louis Manis and Elaine M. Manis.**

D.E. Curtis
Notary Public
(My commission expires: 2-15-06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 10, 2004** under Escrow No. **141-2180127**.

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