DOC # 0633576
01/03/2005 03:21 PM Deputy: PK
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV Werner Christen - Recorder

Page: BK-0105

Of 5 PG-385

Fee: 18.00

PG-385 RPIT: 2593.50

APN 1320-30-411-005

Recording Requested By:

Stewart Title of Douglas County

1663 US Highway 395 N., Ste. 101

Minden, NV 89423

GRANT, BARGAIN, SALE DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed.

A.P.N. #1320-30-411-005	
R.P.T.T. \$ 12,5	
ESCROW NO. Full Value	030/01133
Full Value	

Notary Public

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

GRANTEE 6155 PLUMAS STREET COMMON BUILDING RENO, NV 89509

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JOHN A. SCHOPF, JR. and WENDY A. SCHOPF, husband and wife, as to an undivided 1/2 interest and KAREN L. MCLACHLAN-BAGGETT and STANLEY T. BAGGETT, wife and husband, as to an undivided 1/2 interest

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

TOPOL DEVELOPMENT COMPANY, A NEVADA CORPORATION

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof. April 01, 2003 DATE: JR. This document is executed in counter-IN COUNTER-PAR KAREN L. MCLACHLAN-BAGGETT SIGNED IN COUNTER PART STANLEY T. BAGGETT STATE OF NEVADA COUNTY OF DOUGLAS This instrument was acknowledged before me on by, JOHN A. SCHOPF, JR. and WENDY A. AMY CARAMAZZA Notary Public - State of Nevada SCHOPF and KAREN b. McLACTLAN BACCETT Appointment Recorded in Washoe County No: 00-62504-2 - Expires May 11, 2004 CTANLEY T BACGETT Signature



A.P.N. #1320-30-411-005

R.P.T.T. \$ 2,593.50 030701153 RECORDING R ESTED BY: STEWART TILE COMPANY WHEN RECORDED MAIL TO: MAIL TAX STATEMENTS TO:

GRANTEE 6155 PLUMAS STREET COMMON BUILDING **RENO, NV 89509**

GRANT, BARGAIN, SALE DEED

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE:

2003 April 01,

This accument

STATE OF

This instrument was acknowledged before me on by, JOHN A. SCHOPF, JR. and WENDY A. SCHOPF and KAREN L. MCLACHLAN-BAGGETT

and STANLEY T. BAGGETT

Signature

JOHN A. SCHOPF, JR.

SCHOPF

T. BAGGETT

SUZANNE VAN VALEN Notary Public - State of Nevada Appointment Recorded in Washoe County

No: 03-79782-2 - Expires December 1, 2006

STANLEY

Order No.: 030701153

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

A parcel of land located within a portion of the Southwest 1/4 of Section 30 and the Northwest 1/4 of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeast corner of Parcel 4 as shown on the Final Map for Westwood Village No. 4, Phase A, recorded September 29, 1992 in the office of The County Recorder, Douglas County, Nevada in Book 992, at Page 5212, as Document No. 289477, the Point of Beginning; thence along the boundary of said Parcel 4 South 00°49'00" West, 391.00 feet; thence South 89°11'00" East, 359.56 feet to a 3/8 rebar (no tag) per said Final Map; thence South 00°47'38" West, 514.08 feet to a 2" iron pipe, R.L.S. 2280; thence North 58°01'34" West, 420.41 feet; thence North 00°49'00" East, 246.49 feet; thence North 89°11'00" West, 36.00 feet; thence North 00°49'00" East, 441.00 feet to a point on the Southerly right-of-way of Mahogany Drive; thence along said Southerly right-of-way South 89°11'00" East, 36.00 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey recorded on October 25, 1996, in Book 1096, Page 4725, as Document No. 399673.

Assessors Parcel No. 1320-30-411-005

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 30, 1999, BOOK 1299, PAGE 5796, AS FILE NO. 0483643, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

Together with a perpetual, non-exclusive private easement for pedestrian and vehicular ingress, egress and maintenance as granted in Grant of Easement recorded October 10, 2003 in Book 1003, Page 5134, as Document No. 0593122, and further described as follows:

Continued on next page

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STEWART TITLE

A strip of land for private access purposes, including without limitation, vehicular and pedestrian ingress, egress, and maintenance, located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Parcel 2C as shown on the Parcel Map #97-056 for Patrick A. Fagen and A.A. and Emaleen Fagen recorded March 25, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 435764, the POINT OF BEGINNING;

thence along the easterly line of said Parcel 2C, South 00°49'00" West, 60.57 feet;

thence North 89°11'00" West, 50.00 feet;

thence North 47°45'21" West 22.02 feet;

thence North 00°49'00" East, 46.00 feet to a point on the southerly right-of-way of Mahogany Drive;

thence along said southerly right-of-way of Mahogany Drive, South 89°11'00" East, 66.51 feet to the POINT OF BEGINNING.

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