

OFFICIAL RECORD

Requested By:
WESTERN TITLE

APN: 1219-15-002-043
RPTT \$3315.00

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0105 PG- 2870 RPTT: 3315.00



WHEN RECORDED MAIL TO:
Name DAVE TROUTNER
Street 879 FOOTHILL ROAD
Address
City,State GARDNERVILLE, NV 89410
Zip

MAIL TAX STATEMENTS TO:
Name DAVE TROUTNER
Street 879 FOOTHILL ROAD
Address
City,State GARDNERVILLE, NV 89410
Zip
Order 00090421-201- SLG
No.

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DIANE GORDON, an unmarried woman and DOROTHY N. COLLEY, an unmarried woman, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to DAVE TROUTNER and DIANA LYNN TROUTNER, husband and wife, as joint tenants and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of N/A, County of Douglas, State of Nevada bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 1, 2004

Diane Gordon
DIANE GORDON

Dorothy N. Colley
DOROTHY N. COLLEY

STATE OF NEVADA }
COUNTY OF DOUGLAS } ss

This instrument was acknowledged before me on
1-3-05

by DIANE GORDON AND DOROTHY N. COLLEY

[Signature]
Notary Public

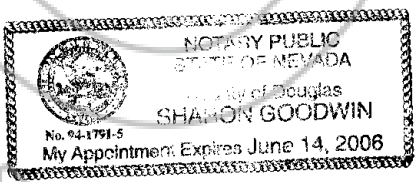


Exhibit A

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

PARCEL ONE:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest ¼ of Section 14 and the Southeast ¼ of Section 15, Township 12 North, Range 19 East, M.D.M., and more particularly described as follows:

A boundary line adjustment between Revised Parcel 2 and Revised Parcel 3 of the Parcel Map for Weyher Construction Company filed for record in Book 779 at Page 604 as Document No. 34394, Official Records of Douglas County, Nevada and Revised Parcel 2 of the Parcel Map for DOROTHY COLLEY and DIANE GORDON filed for record in Book 1286 at Page 3238 as Document No. 147357, Official Records of Douglas County Nevada and as shown on that Record of Survey for: DOROTHY COLLEY and DIANE GORDON filed for record in Book 1286 at Page 3238 as Document No. 147357, Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the Northeast corner of the COLLEY, GORDON, Revised Parcel 2 as shown on aforesaid Record of Survey from which point the North ¼ corner of aforesaid Section 14 bears North 41°31'44" East a distance of 3,356.53 feet; thence from aforesaid Northeast corner along the North line of said parcel South 64°00'25" West a distance of 294.66 feet to the TRUE POINT OF BEGINNING; thence leaving said North line South 31°45'55" East a distance of 34.34 feet; thence South 38°08'52" East a distance of 125.14 feet; thence North 64°00'25" East a distance of 11.50 feet to the Northwest corner of Revised Parcel 1 as shown on the aforesaid COLLEY/GORDON Parcel Map; thence along the Westerly and Northerly lines of said parcel South 22°36'30" East a distance of 197.02 feet; thence South 65°24'45" West a distance of 35.47 feet; thence South 26°40'22" East a distance of 153.20 feet; thence South 62°59'51" West a distance of 155.89 feet to the Northeast corner of Parcel 4 of the aforesaid Weyher Construction Parcel Map; thence along the Northerly line thereof South 64°00'25" West a distance of 330.87 feet to a point on the Easterly right-of-way line of Foothill Road; thence along said right-of-way line North 39°02'32" West a distance of 218.11 feet, thence along a tangent curve to the right whose radius bears North 50°57'28" East, 4,960.00 feet distant with a central angle of 01°33'55", an arc length of 135.52 feet and whose chord bears North 38°15'34" West a distance of 135.51 feet; thence leaving said right of way line North 61°08'13" East a distance of 404.23 feet; thence North 25°59'35" West a distance of 143.10 feet; thence North 64°00'25" East a distance of 165.02 feet; to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey recorded November 20, 1992, in Douglas County, Nevada in Book 1192, Page 3651, as Document No. 293657.

PARCEL TWO:

A private access easement as reserved in that Individual Grant Deed, recorded November 20, 1992, in Book 1192, Page 3652, as Document No. 293658, Official Records, Douglas County, Nevada



PARCEL THREE:

A private 25 foot access easement as shown on that Parcel Map for Dorothy Colley, and Diane Gordon, filed for record in the Office of the Recorder of Douglas County, Nevada, on December 26, 1986, in Book 1286, at Page 3238, as Document No. 147357, Official Records

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain DEED OF TRUST, recorded in the office of the County Recorder of DOUGLAS County, Nevada on December 24, 2001, in Book 1202, Page 8168, as Document No. 0530839, of Official Records.

