

OFFICIAL RECORD

Requested By:
FIRST AMERICAN TITLE

A.P.N.: 1418-34-101-002
File No: 141-2180479 (CD)
R.P.T.T.: \$0.00

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0105 PG- 3160 RPTT: # 5



When Recorded Mail To: Mail Tax Statements To:
Nicolette Snyder and Jack Snyder
223 Sadie Lane / PO Box 612
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Jack Snyder, spouse of the grantee herein

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

Nicolette Snyder, a married women as her sole and seperate property

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

A PORTION OF LOT 1 OF THE NORTHWEST 1/4 (NORTHEAST 1/4 OF THE NORTHWEST 1/4) OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE 1/4 CORNER COMMON TO SECTIONS 27 AND 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., BEARS NORTH 0°30'54" EAST A DISTANCE OF 360.00 FEET; THENCE NORTH 89°44'14" WEST A DISTANCE OF 908.20 FEET; THENCE SOUTH 26°56'00" WEST A DISTANCE OF 10.35 FEET; THENCE THROUGH AN ARC OF A 560 FOOT RADIUS CURVE TO THE RIGHT THROUGH AN ANGLE OF 12°07'43" A DISTANCE OF 118.54 FEET; THENCE SOUTH 89°44'15" EAST 953.96 FEET; THENCE NORTH 0°30'54" EAST A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING EAST OF THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN THAT CERTAIN DEED DATED AUGUST 29, 1956 AND RECORDED JUNE 7, 1960 IN BOOK 2 AT PAGE 523 AS FILE NO. 16119 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 34 AND 27 OF TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M.; THENCE SOUTH 0°28'52" WEST ALONG SAID ONE-QUARTER SECTION LINE A DISTANCE OF 360.00 FEET TO THE NORTHEAST CORNER OF THE HOZEMPA PROPERTY; THENCE NORTH 89°42'34" WEST ALONG THE NORTH BOUNDARY OF THE HOZEMPA PROPERTY A DISTANCE OF 700.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°42'34" WEST ALONG SAID PROPERTY LINE A DISTANCE OF 92.10 FEET TO A POINT; THENCE SOUTH 0°17'26" WEST A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTH PROPERTY LINE; THENCE SOUTH 89°42'34" EAST ALONG SAID PROPERTY LINE A DISTANCE OF 92.10 FEET TO A POINT; THENCE NORTH 0°17'26" EAST A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THE CERTAIN DOCUMENT RECORDED JULY 14, 2003 IN BOOK 0703, PAGE 05409 AS INSTRUMENT NO. 0583074.

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: 01/04/2005



Jack Snyder
Jack Snyder

STATE OF **NEVADA**
COUNTY OF **DOUGLAS**

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This instrument was acknowledged before me on
1-4-05 by

Jack Snyder
Rosalind Smith
Notary Public
(My commission expires: May 19, 07)

