

A.P.N. # 1220-17-101-006
R.P.T.T. \$ 0
ESCROW NO. 050700358
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS GRANTEE

DOC # **0634957**
01/21/2005 02:19 PM Deputy: CF
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0105 PG- 7360 RPTT: # 9



WHEN RECORDED MAIL TO:
GRANTEE
1005 CENTERVILLE LANE
GARDNERVILLE, NV. 89460

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **THOMAS E. BLANDFORD and JUDITH J. BLANDFORD**, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JOSEPH JAMES INMAN, a married man**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **DOUGLAS** State of Nevada, bounded and described as:
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.

DATE: **January 12, 2005**

Thomas E. Blandford
THOMAS E. BLANDFORD
Judith J. Blandford
JUDITH J. BLANDFORD



STATE OF *Nevada*
COUNTY OF *Douglas* } SS.

This instrument was acknowledged before me on *1-21-05*
by **THOMAS E. BLANDFORD and JUDITH J. BLANDFORD**

Signature *L. Hendrick*
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 050700358

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

A portion of the Northwest 1/4 of the Northwest 1/4 of
Section 17, Township 12 North, Range 20 East, M.D.B. & M.,
particularly described as follows:

PARCEL 1:

COMMENCING at the found iron pipe which is the Northeast
corner of said Section 17; thence South $89^{\circ}40'31''$ West, a
distance of 4978.42 feet to a point in a fence line, being
the Northeast corner of the property conveyed to Robert F.
Cervenak, et ux, et al, recorded December 22, 1967, in Book
56 of Official Records at page 232, Douglas County, Nevada,
records: thence South $89^{\circ}32'00''$ West along said fence line
a distance of 133.50 feet to a point in the centerline of a
20.00 foot wide non-exclusive roadway easement, being the
Northwest corner of the property as conveyed to Edward L.
Isaac, et ux, by Deed recorded August 11, 1970 in the
Official Records of Douglas County, Nevada as Document No.
49030; thence South $00^{\circ}20'41''$ East along the West line of
said Isaac property and the centerline of said roadway
easement a distance of 326.70 feet to a point at the
Southwest corner of said Isaac property, the TRUE POINT OF
BEGINNING; thence continuing South $00^{\circ}20'41''$ East a
distance of 487.22 feet more or less to a point in the
Southerly line of the property conveyed to Robert F.
Cervenak, et ux, et al, as above referred to; thence North
 $88^{\circ}18'10''$ East along said Southerly line a distance of
133.50 feet more or less to the Southeast corner of said
Cervenak, et ux, et al, property, thence North $00^{\circ}20'41''$
West along the East line of said Cervenak, et ux, et al,
property a distance of 484.34 feet to the Southeast corner
of said Isaac, et ux, property, as above referred to:
thence South $89^{\circ}32'00''$ West along the South line of said
Isaac, et ux, property a distance of 133.50 feet to the
TRUE POINT OF BEGINNING.

PARCEL 2:

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LEGAL DESCRIPTION - continued
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COMMENCING at the found iron pipe which is the Northeast corner of said Section 17; thence South 89°40'31" West a distance of 4978.42 feet to a point in the fence line, being the Northeast corner of the property conveyed to Robert F. Cervenak, et ux, et al, recorded December 22, 1967, in Book 56 of Official Records at page 232, Douglas County, Nevada, records; thence South 89°32'00" West along said fence line a distance of 267.59 feet to a point in the West line of said Section 17, being the Northwest corner of said Cervenak, et ux, et al, property; thence South 00°21'00" East along said Section line a distance of 816.80 feet to a point in said Section line at the Southwest corner of said Cervenak, et ux, et al, property, the TRUE POINT OF BEGINNING; thence North 00°21'00" West along the West line of said Cervenak, et ux, et al, property a distance of 211.27 feet, to a point; thence North 89°32'00" East a distance of 134.09 feet to a point in the West line of the above described parcel 1, thence South 00°20'41" East along the West line of the above described parcel 1, a distance of 208.39 feet more or less, to a point in the South line of the above referred to Cervenak, et ux, et al, property; thence South 88°18'10" West along said South line a distance of 134.09 feet, more or less, to the POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH a non-exclusive roadway easement 20.00 feet in the width, the centerline of which is described as follows:

BEGINNING at the Northwest corner of the parcel of property as conveyed to Edward L. Isaac, et ux, by deed recorded August 11, 1970 in the Official records of Douglas County, Nevada, as Document No. 49030 from which the Northeast corner of said Section 17, bears North 89°32'00" East a distance of 133.50 feet and North 89°40'31" East a distance

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LEGAL DESCRIPTION - continued
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of 4978.42 feet; thence from the point of beginning, South 00°20'41" East along said centerline a distance of 605.53 feet more or less to the Northeast corner of the above described Parcel 2. The point of termination of said easement.

APN 1220-17-101-006

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 2, 1993, BOOK 693, PAGE 363, AS FILE NO. 308542, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

