

A.P.N. # 1220-17-101-006

DOC # **0634960**  
01/21/2005 02:26 PM Deputy: CF  
**OFFICIAL RECORD**  
Requested By:  
**STEWART TITLE**

R.P.T.T. \$ \_\_\_\_\_  
ESCROW NO. 1732-LH  
RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**  
MAIL TAX STATEMENTS TO:  
**SAME AS GRANTEE**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0105 PG- 7374 RPTT: # 5

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 **JOSEPH JAMES INMAN, a married man**  
and spouse of within Grantee

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell  
and Convey to **REBECCA ELLEN INMAN, a married woman as her sole**  
and separate property

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**

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO  
CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE,  
IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND  
SEPARATE PROPERTY.

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, 2004

**THIS INSTRUMENT IS BEING RECORDED AS AN  
ACCOMODATION ONLY. NO LIABILITY, EXPRESSED  
OR IMPLIED, IS ASSUMED AS TO IT'S REGULARITY  
OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY,  
UPON TITLE TO ANY REAL PROPERTY DESCRIBED  
THEREIN.**

*Joseph James Inman*  
\_\_\_\_\_  
**JOSEPH JAMES INMAN**

**STEWART TITLE OF DOUGLAS COUNTY**



**L. HENDRICK**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No. 93-2710-5 - EXPIRES APRIL 29, 2005

STATE OF Nevada }  
COUNTY OF DOUGLAS } ss.

This instrument was acknowledged before me on 1-19-05  
by, **JOSEPH JAMES INMAN**

Signature *L. Hendrick*  
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 1732-LH

The land referred to herein is situated in the State of Nevada, County of DOUGLAS unincorporated area 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°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°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°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°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°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°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°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:

COMMENCING at the found iron pipe which is the Northeast corner of said Section 17; thence South 89°40'31" West a  
Continued on next page

ESCROW NO.: 1732-LH

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  $89^{\circ}32'00''$  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  $00^{\circ}21'00''$  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  $00^{\circ}21'00''$  West along the West line of said Cervenak, et ux, et al, property a distance of 211.27 feet, to a point; thence North  $89^{\circ}32'00''$  East a distance of 134.09 feet to a point in the West line of the above described parcel 1, thence South  $00^{\circ}20'41''$  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  $88^{\circ}18'10''$  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  $89^{\circ}32'00''$  East a distance of 133.50 feet and North  $89^{\circ}40'31''$  East a distance of 4978.42 feet; thence from the point of beginning, South  $00^{\circ}20'41''$  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."

-2-



BK- 0105  
PG- 7376  
0634960 Page: 3 Of 3 01/21/2005