

DOC # 0635737
02/01/2005 01:00 PM Deputy: BC

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE

A.P. No. 1220-04-515-019
Escrow No. 143-2185372-JJ/WS
R.P.T.T. \$875.55

WHEN RECORDED RETURN TO:

Daniel Young
1373 Toiyabe Avenue
Gardnerville, NV 89410

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0205 PG- 165 RPTT: 875.55



MAIL TAX STATEMENTS TO:

Daniel Young
1373 Toiyabe Avenue
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Stephen F. Anderson and Wang-Min Anderson, husband and wife as joint tenants

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

Daniel Young, a single man

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

LOT 38, CARSON VALLEY ESTATES UNIT NO. 3, AS SHOWN ON THE OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 15, 1971, AS DOCUMENT NO. 54454.

THAT PORTION OF LOT A-3 IN BLOCK C, AS SET FORTH IN THE LOT LINE ADJUSTMENT RECORDED IN BOOK 1190, AT PAGE 1295, BETWEEN LOT A-3, IN BLOCK C AS SHOWN ON THE AMENDED PLAT OF VALLEY VISTA SUBDIVISION FILED FOR RECORD ON NOVEMBER 30, 1988, AS DOCUMENT NO. 191759, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND LOT 38 AS SHOWN ON THE FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3 FILED FOR RECORD IN BOOK 91, AT PAGE 235, AS DOCUMENT NO. 544544, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT A-3, THENCE ALONG THE NORTH LINE OF LOT A-3 SOUTH 89°44'36" WEST A DISTANCE OF 1.56 FEET TO AN ANGLE POINT IN SAID LINE WICH POINT IS COMMON TO THE ANGLE POINT IN THE SOUTH LINE OF AFORESAID LOT 38 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE NORTH 89°22'36" WEST A DISTANCE OF 35.72 FEET TO A POINT; THENCE NORTH 00°23'45" WEST A DISTANCE OF 2.39 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 38; THENCE ALONG THE SOUTH LINE OF LOT SOUTH 85°32'59" EAST A DISTANCE OF 35.84 FEET TO THE TRUE POINT OF BEGINNING. PER NRS 111.312 this legal description was previously recorded 7-30-99 in book 799 page 5475, document no. 473497.

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: 01/13/2005

Steph F. Anderson
Stephen F. Anderson

Wang-Min Anderson
Wang-Min Anderson

STATE OF NEVADA)
 : ss.
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
1-27-2005 by
**Stephen F. Anderson and Wang-Min
Anderson.**

[Signature]
Notary Public
(My commission expires: 8-21-07)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
01/13/2005 under Escrow No. 143-2185372

