

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE

RECORDING REQUESTED BY:
Fidelity National Title
Escrow No. 22221107-IS
Title Order No.

When Recorded Mail Document
and Tax Statement To:
Dennis M. Hope
1036 Kimmerling Road
Gardnerville, Nevada 89460

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0205 PG- 244 RPTT: # 6



APN: 1220-17-401-008

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 0 (#6) City Transfer Tax is \$
[] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[X] Unincorporated Area City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Dennis M. Hope and Teresa D. Hope
Trustees of their Successors in Trust, under The Hope Living Trust dated June 3, 2002 and any amendments thereto

hereby GRANT(S) to Dennis Hope and Teresa D. Hope, husband and wife as joint tenants

the following described real property in the City of ,
County of Douglas, State of Nevada:

see Exhibit 'A' attached hereto

DATED: December 22, 2004

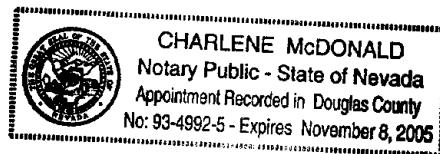
STATE OF ~~CALIFORNIA~~ ^{NV} Nevada
COUNTY OF Douglas
ON January 25, 2005 before me,
Charlene McDonald personally appeared
Dennis M. Hope &
Teresa D Hope

personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

Dennis M. Hope

Teresa D. Hope

Witness my hand and official seal.



Signature Charlene McDonald

MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF SECTION 17, TOWNSHIP 12 , RANGE 20, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 1

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, TIERRA LINDA ESTATES SUBDIVISION, AS RECORDED,

THENCE SOUTH 0°23'30" EAST ALONG THE WEST SIDE OF THE SAID TIERRA LINDA ESTATES SUBDIVISION, A DISTANCE OF 815.68 FEET;
THENCE SOUTH 89°52'30" WEST, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING;
THENCE FROM THE TRUE POINT OF BEGINNING SOUTH 89°52'30" WEST, A DISTANCE OF 425.39 FEET TO A POINT;
THENCE NORTH 0°22'28" WEST, A DISTANCE OF 379.90 FEET TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO JERRY WHITESIDE, ET UX, IN DEED RECORDED OCTOBER 7, 1971, IN BOOK 92, PAGE 184, DOCUMENT NO. 54835, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;
THENCE SOUTH 88°11'45" EAST, A DISTANCE OF 428.65 FEET TO A POINT, WHICH IS THE SOUTHEAST CORNER OF THE WHITESIDE PARCEL;
THENCE SOUTH 3°29'20" WEST, A DISTANCE OF 50 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO BRUCE D. KINGSLAND, ET UX, IN DEED RECORDED OCTOBER 6, 1971, IN BOOK 92, PAGE 121, DOCUMENT NO. 54792, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;
THENCE SOUTH 0°23'30" EAST, A DISTANCE OF 330 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2

TOGETHER WITH AN APPURTENANT NON-EXCLUSIVE RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN WIDTH LYING EASTERLY OF, PARALLEL AND CONTIGUOUS TO THE HEREINAFTER DESCRIBED LINE LYING WHOLLY WITHIN



THE SOUTHWEST 1/4, SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., SAID LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT WHICH IS THE NORTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO BRUCE D. KINGSLAND, ET UX, IN DEED RECORDED OCTOBER 6, 1971, IN BOOK 92, PAGE 121, DOCUMENT NO. 54792, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE NORTH 3°29'20" WEST ALONG THE WESTERLY BOUNDARY LINE OF THE PARCEL OF LAND CONVEYED TO JOHN C. GUNN, ET UX, IN DEED RECORDED MAY 6, 1971, IN BOOK 86, PAGE 500, DOCUMENT NO. 52618, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, A DISTANCE OF 220.36 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO RALPH R. MARTINI, ET UX, IN DEED RECORDED OCTOBER 12, 1970, IN BOOK 80, PAGE 176, DOCUMENT NO. 49790, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE NORTH 0°22'38" EAST ALONG THE WESTERLY LINE OF THE MARTINI PARCEL, A DISTANCE OF 276.31 FEET TO THE POINT OF ENDING; SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VERDE WAY, AS IT NOW EXITS.

PARCEL 3

TOGETHER WITH AN EXCLUSIVE ACCESS EASEMENT DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1, IN BLOCK A, IN COUNTRY LANE SUBDIVISION RECORDED ON FEBRUARY 4, 1981, AS INSTRUMENT NO. 53226, IN BOOK 281, PAGE 242, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1;

THENCE NORTH 45°07'30" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KIMMERLING DRIVE (80 FEET WIDE) 11.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 45°07'30" WEST ALONG SAID RIGHT-OF-WAY LINE, 18.00 FEET;

THENCE NORTH 44°52'30" EAST, 8.65 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44°44'45" AND A RADIUS OF 29.00 FEET, AN ARC LENGTH OF 22.65 FEET;

THENCE NORTH 89°37'15" EAST 14.13 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 0°22'45" EAST ALONG SAID EAST LINE, 15.00 FEET; THENCE SOUTH 44°52'30" WEST, 4.26 FEET;

THENCE SOUTH 89°37'15" WEST 11.10 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°44'45" AND A RADIUS OF 11.00 FEET, AN ARC LENGTH OF 8.59 FEET;

THENCE SOUTH 44°52'30" WEST, 8.65 FEET TO THE TRUE POINT OF BEGINNING.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED ON



JULY 16, 2002, IN BOOK 0702, AT PAGE 5013, AS DOCUMENT NO. 547266, OF
OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED JUNE 6, 2003 IN BOOK 0603, PAGE 03052,
AS INSTRUMENT NO. 0579159.

COPY

