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A.P.N.: 1319-10-210-002  
File No:  
R.P.T.T.: \$0.00 #3

DOC # 0636998  
02/17/2005 03:37 PM Deputy: BC  
**OFFICIAL RECORD**  
Requested By:  
PENELOPE SIMPSON  
  
Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0205 PG- 6707 RPTT: # 6



✓ When Recorded Mail To: Mail Tax Statements To:  
Penelope Simpson  
P.O. Box 897  
Genoa, NV 89411

**GRANT, BARGAIN and SALE DEED**

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

James Gregory Pace, a married man and Penelope Simpson, Trustee of The Penelope Simpson Revocable Inter Vivos Trust Agreement, dated December 11, 1996

do(es) hereby GRANT, BARGAIN and SELL to

James Gregory Pace, a married man as to an undivided 20% interest and Penelope Simpson, Trustee of The Penelope Simpson Revocable Inter Vivos Trust Agreement, dated December 11, 1996 as to an undivided 80% interest

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

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**A PORTION OF PARCELS 1 AND 2, AS SET FORTH ON PARCEL MAP FOR COIT ENTERPRISES, INC., FILED FOR RECORD NOVEMBER 23, 1992, IN BOOK 1192, PAGE 3832, DOCUMENT NO. 293701, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1, AS SHOWN ON THE PARCEL MAP FOR COIT ENTERPRISES, INC., AS RECORDED NOVEMBER 23, 1992 IN BOOK 1192 PAGE 3832, DOCUMENT NO. 293701, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, THENCE SOUTH 71°41'40" EAST, 132.15 FEET TO THE POINT OF BEGINNING;**

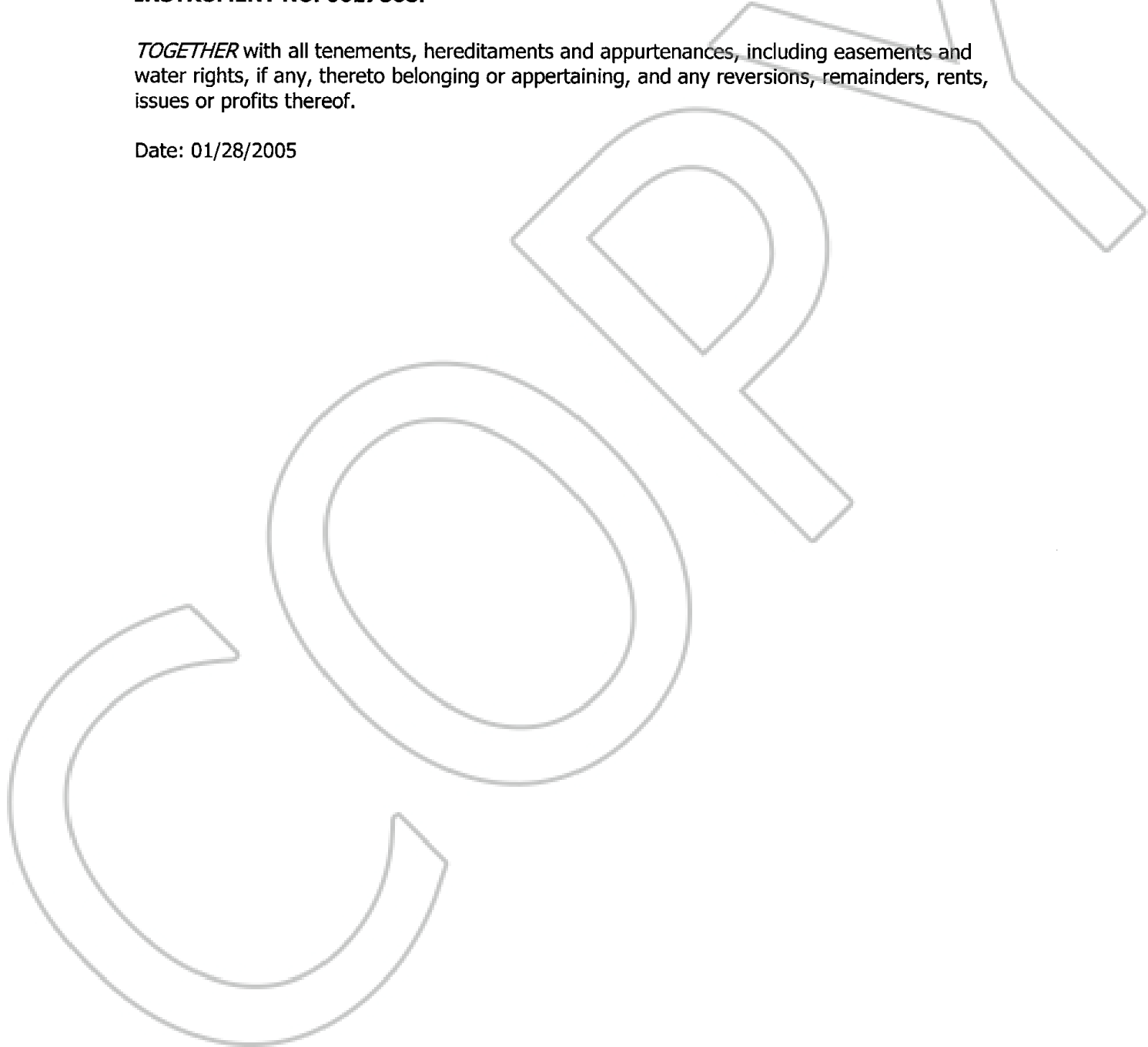
**THENCE NORTH 24°09'09" EAST, 330.22 FEET;  
THENCE SOUTH 70°43'51' EAST, 166.20 FEET;  
THENCE SOUTH 24°09'09" WEST, 327.41 FEET;  
THENCE NORTH 71°41'40" WEST, 166.46 FEET TO THE POINT OF BEGINNING.**

**REFERENCE IS MADE TO THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR COIT ENTERPRISES, INC., FILED FOR RECORD APRIL 1, 1993, BOOK 493, PAGE 115, DOCUMENT NO. 303571, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 2, 2004, IN BOOK 0704, PAGE 01213, AS INSTRUMENT NO. 0617868.**

*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: 01/28/2005



James Gregory Pace  
James Gregory Pace

Penelope Simpson, Trustee  
Penelope Simpson, Trustee

STATE OF ~~NEVADA~~ California )  
COUNTY OF ~~DOUGLAS~~ Placer : ss.  
)

This instrument was acknowledged before me on 2-15-05 by

Julie Hamilton  
Notary Public  
(My commission expires: 2-24-08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 28, 2005** under Escrow No. .