DOC # 0637362 02/23/2005 12:15 PM Deputy: KLJ OFFICIAL RECORD Requested By: FIRST AMERICAN TITLE

> Douglas County - NV Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00 BK-0205 PG-8212 RPTT: 2566.20



A.P.N.: 1318-15-111-027 File No: 141-2190174 (CD)

R.P.T.T.: \$2,566.20

When Recorded Mail To: Mail Tax Statements To: Anthony S. Parina and Barbara J. Parina 655 Bonnie Court Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Bruce C. Lindstrom, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Anthony S. Parina and Barbara J. Parina, husband and wife as joint tenants

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

PARCEL NO. 1

LOT 78, AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD UNIT NO. 2, A CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON OCTOBER 23, 1973, AS DOCUMENT NO. 69660.

PARCEL NO. 2

THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID DESIGNATED AS "RESTRICTED COMMON AREA" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO, 1 ABOVE.

PARCEL NO. 3

AN UNDIVIDED INTEREST AS TENANTS IN COMMON AS SUCH INTEREST IS SET FORTH IN BOOK 377, AT PAGE 417 THRU 423, OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 11, 1974, IN BOOK 374 OF OFFICIAL RECORDS AT PAGE 193, AND SUPPLEMENT TO AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 05, 1977, IN BOOK 377 OF OFFICIAL RECORDS AT PAGE 411, AS LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL NO. 1 ABOVE, AND EXCEPTING NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT AND ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PARCEL NO. 4

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS, AS DEFINEED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL NO. 3, ABOVE.

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: 02/10/2005

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BK- 0205 PG- 8213 Bruce C. Lindstrom

STATE OF NEVADA) : ss. COUNTY OF DOUGLAS)

This instrument was acknowledged before me on **Bruce C. Lindstrom**.

2-17-05

by

Notary Public

(My commission expires: _//-15-0}

JODI O. STOVALL Notary Public - State of Nevada Appointment Recorded in Douglas County

No: 03-79473-5 - Expires November 15, 2006

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 10, 2005** under Escrow No. **141-2190174**.

BK- 0205 PG- 8214 02/23/2005