

A.P. No. 1219-36-001-005
Escrow No. 143-2182186-JJ/WS
R.P.T.T. \$2,515.50

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0205 PG-10239 RPTT: 2515.50



WHEN RECORDED RETURN TO:

James T. McPhail and Kristin M. McPhail
6034 N. Bay Ridge Avenue
Whitefish Bay, WI 53212

MAIL TAX STATEMENTS TO:

James T. McPhail and Kristin M. McPhail
6034 N. Bay Ridge Avenue
Whitefish Bay, WI 53212

GRANT, BARGAIN and SALE DEED

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

Thomas E. Christensen and L. Kim Christensen, Trustees, or their successors in trust,
under the Christensen Living Trust, dated April 5, 1999

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

James T. McPhail and Kristin M. McPhail, husband and wife as joint tenants with right of
survivorship

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

PARCEL 1:

**ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND
BEING WITHIN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 19
EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF PARCELS 2-A AND 2-B AS SHOWN ON PARCEL MAP#3 FOR
MARJORIE WEBSTER WILLIAMS TRUST, DOROTHY LUNDBLAD TRUST, ALBERTA
LEWALLEN TRUST, FILED FOR RECORD IN BOOK 1294 AT PAGE 4378 AS DOCUMENT
NUMBER 353450, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 2-B AS SHOWN ON THE
AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG
THE SOUTH LINE OF SAID PARCEL 2-B NORTH 48°37'37" WEST A DISTANCE OF
1,209.16 FEET; THENCE LEAVING SAID SOUTH LINE
NORTH 08°20'00" EAST A DISTANCE OF 842.43 FEET TO A POINT ON THE WESTERLY
LINE OF AFORESAID PARCEL 2-A; THENCE SOUTH 48°15'25" EAST A DISTANCE OF
1,153.60 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL 2-B; THENCE
ALONG SAID EAST LINE
SOUTH 04°59'16" WEST A DISTANCE OF 867.97 FEET TO THE TRUE POINT OF
BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED MAY 20, 1997, IN BOOK 0597 PAGE 3248, AS
INSTRUMENT NO. 412911.**

PARCEL 2:

**AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND EQUESTRIAN OVER THE
EASTERLY 25 FEET OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE
DOCUMENT RECORDED MAY 3, 1996 IN BOOK 0596 PAGE 674 AS DOCUMENT NO.
387017.**

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: 01/03/2005

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