

DOC # 0637966  
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OFFICIAL RECORD

Requested By:  
FIRST AMERICAN TITLE

A.P.N.: 1420-34-401-009  
File No: 132-2186470 (CAL)  
R.P.T.T.: \$1,111.50

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0305 PG-00673 RPTT: 1111.50



When Recorded Mail To: Mail Tax Statements To:  
William L. Walker and Jittima Walker  
1424 Johnson Lane  
Minden, NV 89423

### ***GRANT, BARGAIN and SALE DEED***

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

LaDonna Olivieri and Roy Olivieri, wife and husband as joint tenants

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

William L. Walker and Jittima Walker, 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:

**COMMENCING AT THE SOUTHWEST CORNER OF LOT 24 OF ARTEMISIA SUBDIVISION, SAID SUBDIVISION PLAT BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA; THENCE NORTH 89°58' EAST A DISTANCE OF 302.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°58' EAST A DISTANCE OF 151.25 FEET; THENCE NORTH 0°03' EAST A DISTANCE OF 354.50 FEET; THENCE SOUTH 89°58' WEST A DISTANCE OF 151.25 FEET; THENCE SOUTH 0°03' WEST 354.50 FEET TO THE POINT OF BEGINNING.**

**BEING THE SOUTH 33.25 FEET OF THE WEST 151.25 FEET OF THE EAST 302.50 FEET OF LOT 23 OF ARTEMISIA SUBDIVISION, AND THE WEST 151.25 FEET OF THE EAST 302.50 FEET OF LOT 24 OF ARTEMISIA SUBDIVISION ALSO BEING DESCRIBED AS LOTS 24-2 OF THE UNRECORDED PLAT OF LOTS 23 AND 24 OF BLOCK 2 OF ARTEMISIA SUBDIVISION.**

**THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 27, 2003 IN BOOK 103, PAGE 11022 AS DOCUMENT NO. 565249 OF OFFICIAL RECORDS.**

*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 2/26/05

[Signature]  
LaDonna Olivieri

[Signature]  
Roy Olivieri

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **CARSON CITY** )

This instrument was acknowledged before me on 2-26-05 by **LaDonna Olivieri and Roy Olivieri, wife and husband as joint tenants.**

[Signature]  
Notary Public  
(My commission expires: \_\_\_\_\_ )

SHARON M. SHAW  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 09-80787-S - Expires February 18, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 26, 2005** under Escrow No. **132-2186470.**

