A.P.N. # 1220-31-002 002

R.P.T.T. \$ -%- 1/755.00 ESCROW NO. 040803422

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAY STATEMENTS TO:

MAIL TAX STATEMENTS TO: **SAME AS BELOW**

WHEN RECORDED MAIL TO:
GRANTEE
VICTOR AND SANDRA POZZO
11632 DONA ALICIA PL
STUDIO CITY, CA 91604

DOC # 0638562 03/10/2005 03:12 PM Deputy: BC OFFICIAL RECORD Requested By: STEWART TITLE

Douglas County - NV Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00 BK-0305 PG-3919 RPTT: 1755.00



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARK W. NEDDENRIEP, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to VICTOR M. POZZO AND SANDRA POZZO, HUSBAND AND WIFE AS JOINT TENANTS

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Douglas** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: December 28, 2004

MARK W. NEDDENRIES

STATE OF Mevada	<u>\</u> }
COUNTY OF Pouglas	} ss. }

SHELLEY ANN COSTA NOTARY PUBLIC STATE OF NEVADA Appt. Recorded in Dougles County My Appt. Expires August 14, 2008 No; 02-53687-5

This instrument was acknowledged before me on 2/18/2005 by, MARK W. NEDDENRIEP

Signature Shelley Mm Caren

Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 040803422

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

A parcel of land located within a portion of the SE 1/4 of Section 31, T.12N., R.20E., M.D.M. and being further described as follows:

PARCEL 1:

Parcel 11-B as set forth on Parcel Map #2 for MARK W. NEDDENRIEP, filed for record with the Douglas County Recorder on April 7, 1992, in Book 492, Page 1125, Document No. 275207, Official Records of Douglas County, Nevada.

APN 1220-31-002-002

PARCEL 2:

A 20' Public Utility, Irrigation Drainage, and Storm Drainage Easement, as shown in Deed recorded, February 9, 2005, Book 0205, Page 3047, Document No. 636383.

PARCEL 3; A PUBLIC UTILITY, IRRIGATION DRAINAGE & STORM DRAINAGE EASEMENT OVER THE WESTERLY 20 FEET OF PARCELS 11-C1 AND 11-C2 AS SET FORTH ON PARCEL MAP #2 FOR MARK NEDDENRIEP, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON APRIL 7, 1992, IN BOOK 492, PAGE 1125, DOCUMENT NO. 275207, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

RESERVING THEREFROM A PUBLIC UTILITY, IRRIGATION DRAINAGE & STORM DRAINAGE EASEMENT OVER THE WESTERLY 20 FEET OF SAID LAND FOR THE BENEFIT OF PARCELS 11-C1 AND 11-C2 AS SET FORTH ON PARCEL MAP #2 FOR MARK W. NEDDENRIEP, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON APRIL 7, 1992, IN BOOK 492, PAGE 1125, DOCUMENT NO. 275207, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA HEREIN CALLED THE DOMINANT TENEMENTS.

TOGETHER WITH 20 IRRIGATED ACRES OF WATER UNDER PERMIT NO. 537