

A.P.N. # 1319-09-602-018

R.P.T.T. \$ 1883.70
ESCROW NO. 040802438

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

DOC # 0639366
03/17/2005 03:10 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-7961 RPTT: 1883.70



WHEN RECORDED MAIL TO:
GRANTEE
P.O. BOX 212
GENOA, NV 89411

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MICHAEL D. SAFFRAN and LYNETTE D. SAFFRAN, Husband and Wife**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **TY R. GARRISON and WENDY C. GARRISON, 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: **March 07, 2005**

[Signature]
MICHAEL D. SAFFRAN

[Signature]
LYNETTE D. SAFFRAN



CHARLENE L. HANOVER
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Comm. Expires February 3, 2007
18-2565-5

STATE OF NEVADA }
 } ss.
COUNTY OF DOUGLAS }

This instrument was acknowledged before me on 3/7/2005,
by MICHAEL D. SAFFRAN and LYNETTE D. SAFFRAN

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

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 040802438

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 Section 9, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the Northeast corner of Genoa Townsite Lot 15 as shown on that Record of Survey for Donald and Anna Minifie as recorded in Book 488, at Page 536, as Document No. 175689, Douglas County, Nevada Recorder's Office;

thence along the Westerly right-of-way line of Genoa Street as shown on that Record of Survey to accompany Lot Line Adjustment per Road Abandonment for Roger and Jane Falcke as recorded in Book 991, at Page 2719, as Document No. 260498, in said Office of Recorder, South 15°44'35" West, 217.04 feet;
thence along the Northerly right-of-way line of Nixon Street North 68°02'45" West, 61.60 feet;
thence leaving said right-of-way line North 16°10'42" West, 107.57 feet
thence North 22°08'59" East, 131.51 feet;
thence South 67°51'01" East, 104.09 feet to the POINT OF BEGINNING.

APN 1319-09-602-034

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 31, 2005, BOOK 0105, PAGE 6975, AS FILE NO. 0634874, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

Reference is made to Record of Survey to support a Boundary Line Adjustment for Michael D. and Lynette D. Saffran, filed for record with the Douglas County Recorder on January 20, 2005 in Book 0105, Page 6978, Document No. 0634875 Official Records.

TOGETHER WITH 50% OF ANY SURFACE WATER RIGHTS APPURTENANT TO SAID PROPERTY

