

OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL TITLE

APN: 1220-01-002-027
Escrow No. 00139451 - KF2
RPTT \$1,618.50
When Recorded Return to:
Troy J. Ashton
1916 Black Sage Circle
Gardnerville, NV 89410
Mail Tax Statements to:
Same As Above

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0305 PG-13001 RPTT: 1618.50



SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Myra Springmeyer McCollum, Successor Trustee of The Edmund Joseph McCollum and
Myra Springmeyer McCollum Family Trust dated September 22, 1988

do(es) hereby Grant, Bargain, Sell and Convey to
Troy J. Ashton, a married man as his sole and separate property

all that real property situated in the City of Gardnerville, County of Douglas,
State of Nevada, described as follows:

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.

Dated March 14, 2005

Myra Springmeyer McCollum
Myra Springmeyer McCollum, Trustee *Trustee*

STATE OF
COUNTY OF

This instrument was acknowledged before me on March 18, 2005,
by Myra Springmeyer McCollum

Nancy A Scanlon
NOTARY PUBLIC



Nancy Ann Scanlon
Commission # 10112874
Expires April 23, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

SPACE BELOW FOR RECORDER

Exhibit A

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 1:

A parcel of land located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

Beginning at a point on the Northeast side of Black Sage Circle, which is the Southeasterly corner of the lot from which the South $\frac{1}{4}$ corner of said Section 1, Township 12 North, Range 20 East, M.D.B. & M., bears South $26^{\circ}08'22''$ West, 976.22 feet; thence North $37^{\circ}41'51''$ East, 560.99 feet; thence along the North line of the Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 1, North $89^{\circ}52'03''$ West, 492.60 feet, thence South $7^{\circ}28'17''$ East, 333.36 feet to a cul-de-sac; thence on a curve to the right of the cul-de-sac with 50 foot radius from a tangent bearing of North $82^{\circ}31'45''$ East, through an angle of $112^{\circ}39'50''$ for a length of 98.32 feet; thence South $44^{\circ}48'52''$ East, 73.02 feet to the Point of Beginning.

Parcel No. 2:

Together with an easement for a road located in the Southwest $\frac{1}{4}$ Southeast $\frac{1}{4}$ Section 1, Township 12 North, Range 20 East, M.D.B. & M., known as the Black Sage Circle, 50 feet wide, being 25 feet on each side of the centerline with a cul-de-sac at the Northwest and with a 50 foot radius and described as follows:

Beginning at a point in the centerline of the Fish Springs Road from which the South $\frac{1}{4}$ corner of said Section 1 bears South $44^{\circ}19'12''$ West, 897.84 feet; thence running North $44^{\circ}48'25''$ West, 421.32 feet to the center of the cul-de-sac, including a 50 foot radius cul-de-sac.

The above metes and bounds description appeared previously in that certain Quitclaim Deed, recorded in the Office of the County Recorder of Douglas, Nevada on December 20, 1995, in Book 1295, Page 2919, as Document No. 377186, Official Records.

SPACE BELOW FOR RECORDER

