

A.P.N. # 1219-15-002-038

R.P.T.T. \$ 2505.75  
ESCROW NO. 050100499

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

WHEN RECORDED MAIL TO:  
**GRANTEE**  
**358 CANYON CREEK COURT**  
**GARDNERVILLE, NV 89460**

DOC # **0640538**  
03/31/2005 02:43 PM Deputy: BC  
**OFFICIAL RECORD**  
Requested By:  
**STEWART TITLE**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0305 PG-14531 RPTT: 2505.75



(Space Above for Recorder's Use Only)

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MELVIN L. SWINGROVER AND DOROTHY J. SWINGROVER, HUSBAND AND WIFE**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **MICHAEL P. NICCOLI AND GWENDOLINE I. COOPER-NICCOLI, 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 09, 2005**

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**MELVIN L. SWINGROVER**  
  
\_\_\_\_\_  
**DOROTHY J. SWINGROVER**

**SUZANNE CHEECHOV**  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. Recorded in Douglas County  
My Appt. Expires June 25, 2007  
No. 07-38456-5

STATE OF NV }  
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 3/28/05  
by MELVIN L. SWINGROVER and DOROTHY J. SWINGROVER

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

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 050100499

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

PARCEL 1:

A parcel of land located within a portion of the East one-half of the Southeast one-quarter of Section 15, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northeast corner of the Adjusted Parcel for James D. and Edna A. Doornink as shown on the Mike Hickey Construction, Inc., and James D. and Edna A. Doornink Record of Survey Map, Document No. 318377 of the Douglas County Recorder's Office;

thence South 00°09'15" West, along the Easterly line of said Adjusted Parcel, 22.96 feet;  
thence South 28°41'07" East, continuing along said Easterly line, 212.67 feet to the Southeast corner of said Adjusted Parcel;  
thence South 52°12'42" West, along the Southerly line of said Adjusted Parcel 130.08;  
thence South 80°23'27" West, continuing along said Southerly line, 142.67 feet;  
thence South 70°23'16" West, continuing along said Southerly line, 140.83 feet to the Southwest corner of said Adjusted Parcel;  
thence North 00°09'15" East, along the Westerly line of said Adjusted Parcel, 259.01 feet;  
thence North 37°03'41" West, 49.60 feet;  
thence North 52°31'45" East, 37.87 feet to a point on said Westerly line;  
thence North 00°09'15" East, continuing along said Westerly line, 39.83 feet to the Northwest corner of said Adjusted Parcel;  
thence South 89°45'44" East, along the Northerly line of said Adjusted Parcel, 273.14 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey filed for record in the Douglas County Recorders Office, Nevada April 25, 1995, in Book 495, Page 3809, Document No. 360880.

PARCEL 2:

An easement for ingress and egress over a strip of land 20 feet wide over that portion of A.P.N. # 19-420-06 and Adj.

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ESCROW NO.: 050100499

A.P.N # 19-420-07 as shown on the Record of Survey to Accompany A Lot Line Adjustment for Mike Hickey Construction, Inc. and James D. & Edna A. Doornink as recorded in Book 993 of Official Records, Page 4413, as Document No. 318377, being located within the Southeast One-Quarter of Section 15, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada; the centerline of which is described as follows:

Beginning at a point on the Westerly cul-de-sac right-of-way to Canyon Creek Court, said point bears North 13°26'28" West, 10.40 feet from the Southeast corner of said A.P.N. # 19-420-06, said corner being also the Northeast corner of said Adj. A.P.N. #1 19-420-07; thence South 60°41'21" West, 271.13 feet; thence South 00°09'15" West, 22.97 feet; thence South 60°41'21" West, 34.46 feet to a point on the Westerly boundary line of said Adj. A.P.N. # 19-420-07. The said lines of said easement to the lengthened or shortened to terminate at their respective boundaries.

APN 1219-15-002-038

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 1, 1996, BOOK 0796, PAGE 0131, AS FILE NO. 391220, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."