

DOC # 0641055  
04/06/2005 03:10 PM Deputy: BC

OFFICIAL RECORD

Requested By:

FIRST CENTENNIAL TITLE

Douglas County - NV  
Werner Christen - Recorder

Page: 1 of 2 Fee: 15.00  
BK-0405 PG- 2076 RPTT: # 5



APN: 1220-01-002-027  
Escrow No. 00139451 - KF2  
RPTT \$0.00  
When Recorded Return to:  
Troy and Lorena Ashton  
1916 Black Sage Circle  
Gardnerville, NV 89410  
Mail Tax Statements to:  
Same As Above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Troy J. Ashton, a married man as his sole and separate property

do(es) hereby Grant, Bargain, Sell and Convey to  
Troy J. Ashton and Lorena A. Ashton, husband and wife as joint tenants with right of  
survivorship

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

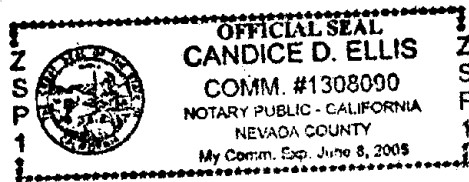
**See Exhibit A attached hereto and made a part hereof.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.


Dated March 14, 2005

  
\_\_\_\_\_  
Troy J. Ashton

STATE OF ~~NEVADA~~ *California*  
COUNTY OF ~~DOUGLAS~~ *placer*



This instrument was acknowledged before me on \_\_\_\_\_,  
by Troy J. Ashton \_\_\_\_\_.

  
\_\_\_\_\_  
NOTARY PUBLIC

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 ¼ of the Southeast ¼ 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 ¼ corner of said Section 1, Township 12 North, Range 20 East, M.D.B. & M., bears South 26°08'22" West, 976.22 feet; thence North 37°41'51" East, 560.99 feet; thence along the North line of the Southwest ¼ of Southeast ¼ of Section 1, North 89°52'03" West, 492.60 feet, thence South 7°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°31'45" East, through an angle of 112°39'50" for a length of 98.32 feet; thence South 44°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 ¼ Southeast ¼ 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 ¼ corner of said Section 1 bears South 44°19'12" West, 897.84 feet; thence running North 44°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



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