

A.P.N.: 1220-25-501-018  
File No: 142-2199046 (NMP)  
R.P.T.T.: \$1,384.50

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0405 PG- 3321 RPTT: 1384.50



When Recorded Mail To: Mail Tax Statements To:  
Tammy Rathburn  
1966 Rockbottom Road  
Gardnerville, NV 89410

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Susanne Bentley, an unmarried woman who acquired title as Suzanne Bentley, a married woman as her sole and separate property

do(es) hereby *GRANT, BARGAIN and SELL* to

Tammy Rathburn, a married woman as her sole and separate property

the real property situate in the County of Douglas, State of Nevada, described as follows:

**Parcel 1:**

**That portion of the Northeast Quarter of the Northeast Quarter of Section 25, Township 12 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, particularly described as follows:**

**Beginning at the Southwest corner of the Northeast Quarter of said Section 25; thence Northerly along the East 1/16th line, a distance of 150.00 feet; thence leaving said line North 84°30'00" East, a distance of 222.00 feet to the beginning of a tangent curve to the left, having a radius of 1,050.00 feet and a central angle of 06°30'000; thence Northeasterly along said curve an arc distance of 119.12 feet; thence South 15°00'00" East, a distance of 196.08 feet to a point in the South line of said Northeast Quarter of the Northeast Quarter; thence Westerly along said South line, a distance of 389.40 feet; more or less, to the point of beginning.**

**Per NRS 111.312, this legal description was previously recorded on October 10, 2000 in Book 1000 Page 1750 as Document No. 501141 of Official Records.**

**Parcel 2:**

**Lot 1, Section 25, Township 12 North, Range 20 East, Mount Diablo Meridian, in the County of Nevada, State of Nevada, as described in a Patent from the United States of America recorded May 22, 2003 in Book 0503 Page 11845 as Document No. 577719 of Official Records of said Douglas County.**

**Parcel 3:**

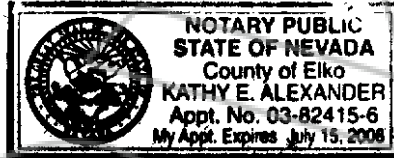
**Right-of-way to construct, operate, maintain an access road across public lands as set forth in right-of-way grant, serial number N-66476 issued by the United States Bureau of Land Management, recorded on October 10, 2000, in Book 1000, Page 1743, as Document No. 501140, Official Records of Douglas County, Nevada.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/01/2005



Susanne Bentley  
Susanne Bentley



STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on April 5, 2005 by  
**Susanne Bentley, a married woman as her sole and separate property.**

Kathy E. Alexander  
Notary Public  
(My commission expires: July 15, 2008)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 01, 2005** under Escrow No. **142-2199046**.

