

APN: 1420-00-002-022
RPTT \$0.00

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0505 PG-04457 RPTT: # 3



WHEN RECORDED MAIL TO:
Name DOUG HUGH LIPPINCOTT
Street 2900 N. US HWY 395 N.
Address
City,State MINDEN, NV 89423
Zip

MAIL TAX STATEMENTS TO:
Name DOUG HUGH LIPPINCOTT
Street 2900 N. US HWY 395 N.
Address
City,State MINDEN, NV 89423
Zip
Order No. 00148551-108- PAM
90753-99

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That DOUG HUGH LIPPINCOTT, an unmarried man, who acquired title as a married man as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, , do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to DOUG HUGH LIPPINCOTT, an unmarried man and to the heirs and assigns of such Grantee forever, all the following real property situated in the County of DOUGLAS, State of Nevada bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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

Dated: May 5, 2005

Doug Hugh Lippincott
Doug Hugh Lippincott

STATE OF NEVADA

} ss

COUNTY OF WASHOE

This instrument was acknowledged before me on

May 5, 2005

by DOUG HUGH LIPPINCOTT



Karen L. Hensley
Notary Public



Legal Description

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

PARCEL 1:

That portion of the West ½ of the West ½ of Section 30, Township 14 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the West ¼ corner of said Section 30; thence Northerly along the Westerly line of the Northwest ¼ of said Section 30, North 0°44'27" East, 1,088.76 feet to a point on the centerline of a drainage slough; thence Easterly along said centerline South 80°53'27" East, 89.71 feet; thence South 73°17'39" East, 111.34 feet; thence South 72°00'17" East, 194.29 feet; thence North 78°36'48" East, 144.04 feet; thence North 87°09'40" East, 5.46 feet; thence leaving said centerline South 0°46'16" West, 2,756.85 feet to a point on the Northerly Natural High Water Line of the Carson River, as said line existed as of August, 1992; thence Westerly along said Northerly line South 72°41'15" West, 142.71 feet; thence North 48°34'12" West, 43.16 feet; thence North 33°54'26" West, 41.50 feet; thence North 44°43'42" West, 125.54 feet; thence North 51°02'22" West, 168.88 feet; thence North 76°16'13" West, 77.30 feet; thence North 60°44'26" West, 42.61 feet to a point on the Westerly line of the Southwest ¼ of said Section 30; thence Northerly along said Westerly line North 0°46'16" East, 1,490.50 feet to the West ¼ of said Section 30, which is the Point of Beginning of this description.

PARCEL 2:

An easement for ingress and egress over those portions of the Northwest ¼ of Section 30, Township 14 North, Range 20 East, M.D.B.&M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at Page 1517 as Document No. 158116, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeast corner of the land described in said Document No. 158116; thence Westerly along the Southerly line of said land North 89°15'11" West, 30.00 feet; thence North 33°27'12" West, 66.50 feet to the TRUE POINT OF BEGINNING; thence North 33°27'12" West, 36.27 feet; thence North 89°15'11" West, 350.98 feet; thence North 76°09'52" West, 41.08 feet; thence North 89°15'11" West, 67.38 feet; thence South 77°39'30" West, 41.08 feet; thence North 89°15'11" West, 629.91 feet; thence South 0°44'49" West, 30.00 feet; thence South 15°16'41" East, 57.23 feet to a point on the Southerly line of said land; thence Easterly along said Southerly line South 89°15'11" East, 31.22 feet; thence North, 15°16'41" West, 57.23 feet, thence South 89°15'11" East, 602.15 feet, thence North 77°39'30" East, 41.07 feet; thence South 89°15'11" East, 60.50 feet, thence South 76°09'52" East, 41.07 feet; thence South 89°15'11" East, 374.83 feet to the TRUE POINT OF BEGINNING.

PARCEL 3:

An easement for ingress and egress over those portions of the Northwest ¼ of Section 30, Township 14 North, Range 20 East, M.D.B.&M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at Page 1517 as Document No. 158116, in the County of Douglas, State of Nevada, being more particularly described as follows:



Legal Description - Continued

Beginning at the Southeast corner of the land description in said Document No. 158116; thence Westerly along the Southerly line of said land North 89°15'11" West, 30.00 feet; thence North 33°27'12" West, 102.77 feet; thence South 89°15'11" East, 87.58 feet to a point of the Easterly line of said land, said point also being on the Westerly right-of-way line of U.S. Highway 395; thence Southerly along said line to the Point of Beginning.

PARCEL 4:

An easement for ingress and egress over those portions of the Northwest ¼ of Section 30, Township 14 North, Range 20 East, M.D.B.&M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at Page 1517 as Document No. 158116, in the County of Douglas, State of Nevada, being more particularly described as follows:

A strip of land 30.00 feet in width, lying 15 feet on each side of the following described centerline: Beginning at the Southwest corner of that certain parcel of land conveyed in deed recorded July 13, 1987, in Book 787, at Page 1517 as Document No. 158116 of the Official Records of said Douglas County; thence Easterly along the Southerly line of said parcel of land South 89°15'11" East, 1,123.43 feet to the TRUE POINT OF BEGINNING; thence South 15°16'41" East, 639.35 feet; thence South 15°08'55" East, 73.97 feet; thence South 9°25'41" East, 70.52 feet; thence South 1°57'26" East, 83.98 feet; thence South 9°47'42" West, 119.02 feet; thence South 11°45'16" West, 113.32 feet; thence South 14°02'21" West, 36.89 feet; thence South 20°50'01" West, 255.77 feet; thence South 29°59'50" West, 153.13 feet; thence North 74°59'11" West, 492.64 feet to the point of ending.

The sidelines of said 30.00 foot strip of land shall be shortened or lengthened to intersect adjacent property lines.

EXCEPTING THEREFROM all Personal Property which may be located on said land, including but not limited to a Mobile Home.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain QUITCLAIM DEED, recorded in the office of the County Recorder of Douglas County, Nevada on January 28, 2004, in Book 0104, Page 9548, as Document No. 603124, of Official Records.

