1320-33-402-023 R.P.T.T. \$ -0 - 9 ESCROW NO. 050101565 RECORDING REQUESTED BY: STEWART TITLE COMPANY MAIL TAX STATEMENTS TO: SAME AS BELOW

0646360 DOC # 06/08/2005 02:55 PM Deputy: KLJ OFFICIAL RECORD Requested By: STEWART TITLE

Douglas County - NV Werner Christen - Recorder 16.00

Page: 1 PG- 3186 RPTT: BK-0605



WHEN RECORDED MAIL TO: Michel D. Balda

P.O. box 234 Gardnerville, Nevada 89410

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DIANNA BALDA, A WIDOW

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to MARCEL BALDA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND MICHEL D. BALDA, AN UNMARRIED MAN 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: County of DOUGLAS

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: June 06, 2005

SUZANNE CHEECHOV NOTARY PUBLIC STATE OF NEVADA Appt. Recorded in Douglas County My Appt. Expires June 25, 2007 No: 99-36456-5	

DIANNA BALDA

STATE OF NEVADA	
COUNTY OF DOUGLAS } ss.	
This instrument was acknowledged before me on by, DIANNA BALDA i	6/7/05
by, DIANNA BALDA	
Signature Syour Chechy	
Notary Public (One inch margin on al	ll sides of document for Recorder's Use Only)

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 050101565

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

BEING those certain lots or parcels of ground lying in the South 1/2 of Southwest, 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at the Southeast corner of the parcel, on the Northerly side and right of way line of Eddy Street, in the town of Gardnerville, Douglas County, Nevada, said point of beginning being described as bearing North 10°16'20" West, a distance of 748.46 feet from the so called Dettling monument in the Town of Gardnerville; thence South 45°57' West along the fence line and Northerly side of Eddy Street, 92.60 feet to the Southwest Corner of the parcel; Thence North 45°31' West, along the fence line and westerly side of lot 140 feet to the Northwest corner of the parcel; thence North 46°09' East 92.60 feet to the Northeast corner of the parcel; thence South 45°31' East 139.67 feet to the place of beginning.

THE POINT OF BEGINNING is presumably the same as shown on Certificate of Title No. 15-811. All bearings were carried along from Main Street North 44°45' West, State Highway survey of 1936.

SURVEYED by O. L. HUSSMAN, February 1946.

EXCEPTING THEREFROM the parcel of land described in the Deed to Pete Borda et ux, recorded June 18, 1956, in Book C-1 Deeds, Page 84 and the parcel of land described in the Deed to Celestine Balda et ux, recorded February 20, 1968, in Book 57 Page 400 Official Records, Douglas County, Nevada.

APN 1320-33-402-023

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 20, 1995, BOOK 395, PAGE 2876, AS FILE NO. Continued on next page

0646360 Page: 2 Of 3

BK- 0605 PG- 3187 06/08/2005 LEGAL DESCRIPTION - continued Order No.:050101565

358309, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

> This document is recorded as an ACCOMMODATION ONLY and without liability for this consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

