

OFFICIAL RECORD

Requested By:

WESTERN TITLE

APN: 1220-01-002-015
RPTT \$2,262.00 X Full Value Full Value less liens

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0605 PG-14691 RPTT: 2262.00



WHEN RECORDED MAIL TO:
Name RUSSELL G. WEBSTER
Street 885 Olive St.
Address Petaluma, CA 94952
City, State
Zip

MAIL TAX STATEMENTS TO:
Name RUSSELL G. WEBSTER
Street Same as above
Address
City, State
Zip
Order No. 00091100-201-LS

(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DALE D. GARCIA and KATHLEEN M. GARCIA, HUSBAND AND WIFE AS JOINT TENANTS, do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to RUSSELL G. WEBSTER and ELLEN M. WEBSTER, HUSBAND AND WIFE AS JOINT TENANTS, 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 Exhibit A 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 29, 2005

Dale D. Garcia
DALE D. GARCIA

Kathleen M. Garcia
KATHLEEN M. GARCIA

STATE OF NEVADA

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

6/24/05

by DALE D. GARCIA AND KATHLEEN M. GARCIA

Lori Mae Silva
Notary Public

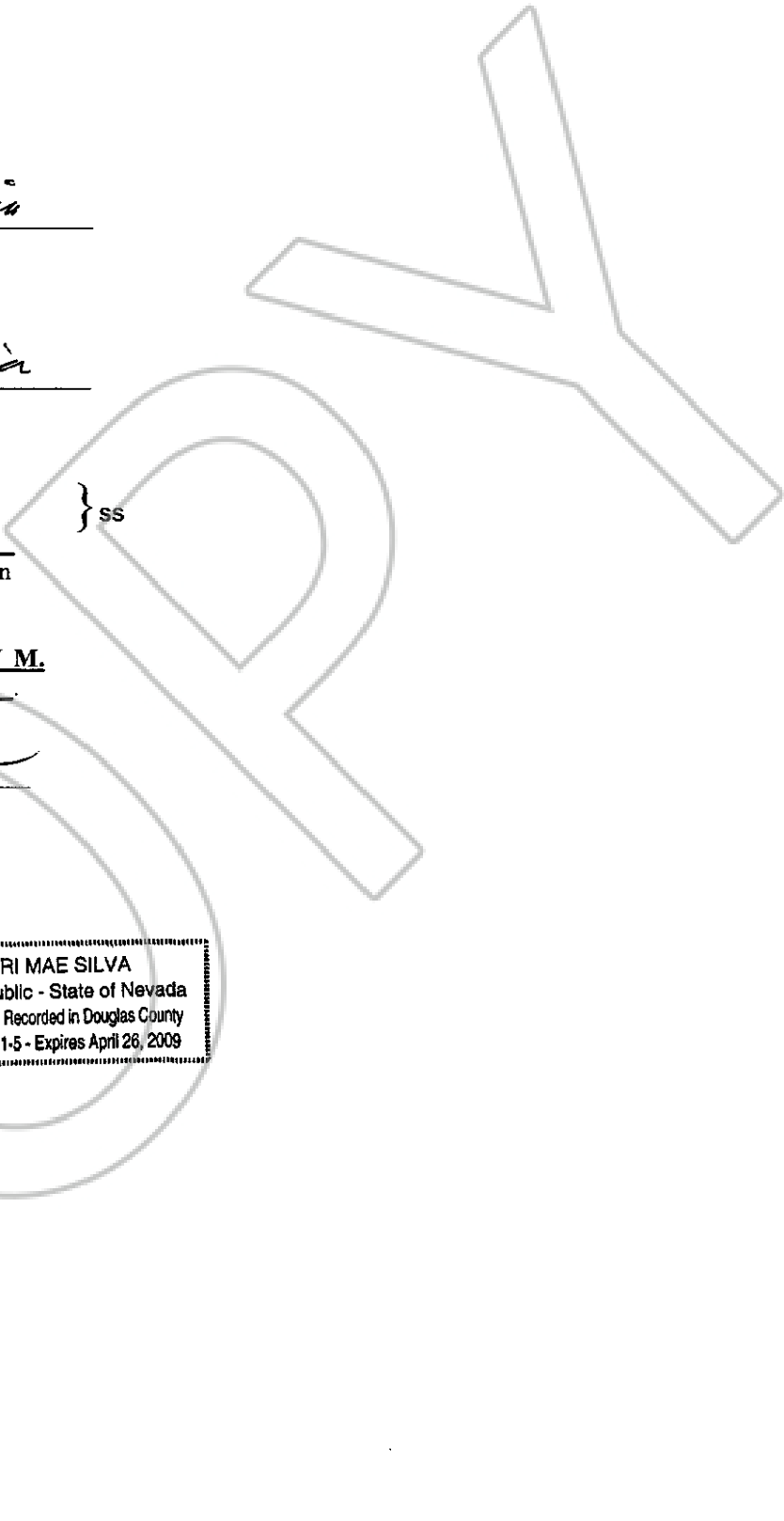
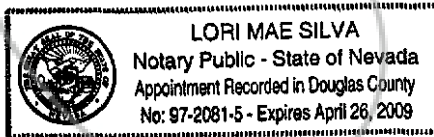


Exhibit A

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

All that certain lot, piece or parcel of land situate in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 1, Township 12 North, Range 20 East, M.B.B. & M., County of Douglas, State of Nevada, described as follows:

Parcel 2-B-1, as set forth on that MALOY-RICHARDSON PARCEL MAP, filed in the office of the County Recorder, on October 23, 1990, in Book 1090 of Official Records, at Page 3458, Douglas County, Nevada, as Document No. 237256.

TOGETHER WITH a 50 foot private access easement appurtenant to said Parcel 2-B, Recorded February 10, 1983, in Book 283 of Official Records, at Page 1093, Douglas County, Nevada, as Document No. 76120.

FURTHER TOGETHER WITH a 50 foot wide easement for ingress and egress through a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, which the centerline is further described as follows:

Beginning at the centerline on the West line of the Southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 East, M.D.B. & M., from which the South $\frac{1}{4}$ corner of said Section 1 bears South $0^{\circ}11'39''$ West, 19.30 feet; thence along the centerline of said Fish Springs Road, North $45^{\circ}21'53''$ East, 518.82 feet to the intersection of Sheep Camp Road; thence South $89^{\circ}40'02''$ East, 957.46 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 1.

TOGETHER WITH an easement for ingress and egress to Grantees herein, their successors and assigns over the existing driveway located on Parcel 2-B-2 of Parcel Map recorded October 23, 1990, in Book 1090 of Official Records, at Page 3458, Douglas County, Nevada, as Document No. 237256, said easement lying along the Westerly side of Parcel 2-B-1.

DEED RESTRICTION:

IT IS UNDERSTOOD THAT THE MAXIMUM FRONTLINE OF ANY PROPOSED DWELLING ON SUBJECT PROPERTY SHALL BE NO LESS THAN 300 FEET DUE EAST FROM THE NORTHWEST CORNER OF SAID PARCEL.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Individual Grant Deed, recorded in the office of the County Recorder of Douglas County, Nevada on February 21, 1992, in Book 292, Page 3509, as Document No. 271521, of Official Records.

