A.P.N. # 1318-26-101-025

R.P.T.T. \$ 0 \(\times \)

ESCROW NO. 050201416

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

SAME AS BELOW

WHEN RECORDED MAIL TO: SEAN BOYD P.O. BOX 11503 ZEPHYR COVE, NV 89448 DOC # 0652587 08/18/2005 09:41 AM Deputy: BC OFFICIAL RECORD Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

15.00

Douglas County - NV Werner Christen - Recorder

Page: 1 Of 2 Fee:

BK-0805 PG- 8271 RPTT:



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SEAN T. BOYD, AN UNMARRIED MAN

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to SEAN T. BOYD AND ANDREA J.N. BOYD, HUSBAND AND WIFE 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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: August 12, 2005

SEAN T. BOYD

Notary Appointm No: 03-80

DENA REED

Notary Public - State of Nevada

Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2007

STATE OF Nevada

COUNTY OF DOUGLAS

This instrument was acknowledged before me on Aug 15, 2005

SEAN T. BOYD

Signature

otary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 050201416

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

A parcel of land situated and lying wholly within a portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows, to-wit:

COMMENCING at a point on the section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B.&M., which bears North 89°46'00" West, a distance of 819.00 feet from the quarter corner between said Sections 23 and 26; thence South 0°08'00" West, a distance of 966.20 feet to the True Point of Beginning; said point being further described as the Northeasterly corner of the parcel of land conveyed to GLADYS M. HADWIN, by Quitclaim Deed recorded February 7, 1969, in Book 65, Page 68, Document No. 43673, Official Records; thence continuing South 0°08'00" West, a distance of 87.83 feet to a point; said point being the Southeasterly corner of the parcel of land conveyed to JACK HADWIN, et ux, in Deed recorded November 10, 1972, in Book 1172, page 304, Document No. 62684, Official Records; thence North 89°42'00" West, a distance of 163.80 feet to a point; said point being the Southwesterly corner of the parcel of land conveyed to the HADWINS; thence North 0°08'00" East, a distance of 87.83 feet to a point; said point being the Northwesterly corner of the parcel of land conveyed to GLADYS M. HADWIN, first above-mentioned; thence South 89°42''00" East, a distance of 163.80 feet to the POINT OF BEGINNING.

APN 1318-26-101-025

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED OCTOBER 16, 2001, BOOK 1001, PAGE 4996, AS FILE NO. 0525279, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

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