

A.P.N.: 1220-16-101-005
File No: 142-2224493 (MK)
R.P.T.T.: \$2,297.10

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0905 PG- 2663 RPTT: 2297.10



When Recorded Mail To: Mail Tax Statements To:
IPX EXCHANGE INVESTMENT PROPERTY
1930 MORGAN COURT
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Joan J. Spallino Trustee by Fund B. Trust U/A DTD October 4, 1990

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

George V. Venturella and Carolyn A. Venturella, husband and wife as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF JODI COURT AND GINA WAY, A FOUND CENTERLINE MONUMENT IN WELL; THENCE ALONG THE CENTERLINE PROJECTION OF SAID JODI COURT, SOUTH 89°42'46" WEST, 25.00 FEET; THENCE NORTH 00°23'00" WEST, 330.80 FEET TO A FOUND 3/8" REBAR, NO TAG; THENCE SOUTH 89°33'39" WEST, 135.73 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED MAY 27, 1988 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA IN BOOK 588, AT PAGE 4196, THE POINT OF BEGINNING;

**THENCE SOUTH 20°01'38" WEST, 247.07 FEET;
THENCE NORTH 61°00'28" WEST, 87.00 FEET;
THENCE SOUTH 33°21'59" WEST, 5.72 FEET;
THENCE NORTH 56°11'11" WEST, 192.17 FEET;
THENCE NORTH 06°47'06" EAST, 86.00 FEET;
THENCE NORTH 89°33'39" EAST, 313.37 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 1, 1999 IN BOOK 399, PAGE 0562, AS INSTRUMENT NO. 462410.

PARCEL II:

A FIFTY FOOT (50') ROADWAY EASEMENT GRANTED IN DEED RECORDED MARCH 24, 1965 IN BOOK 30, PAGE 53 AS DOCUMENT NO. 27500. OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL III:

A THIRTY FOOT (30') PRIVATE ACCESS EASEMENT DESCRIBED IN DOCUMENT RECORDED MARCH 1, 1999 IN BOOK 3999, PAGE 563 AS DOCUMENT NO. 462411, 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: 08/04/2005



Joan J. Spallino Trustee by Fund B. Trust
U/A DTD October 4, 1990

Joan J. Spallino
Joan J. Spallino, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on _____ by _____

Sept. 2, 2005

Joan J. Spallino, Trustee.

Mary Kelsh
Notary Public

(My commission expires: 11-5-06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/29/2005 under Escrow No. 142-2224493

