A.P.N. # 1318-15-111-031

3471.00 R.P.T.T. \$ ESCROW NO. 050201424

RECORDING REQUESTED BY: STEWART TITLE COMPANY MAIL TAX STATEMENTS TO:

WHEN RECORDED MAIL TO: MR. & MRS. RAMIREZ 185 *tarkway* montgomerxitx 77356

0655090 DOC 09/15/2005 10:52 AM Deputy: CF OFFICIAL RECORD Requested By:

STEWART TITLE OF DOUGLAS COUNTY

Douglas County - NV Werner Christen - Recorder

15.00 0£ 2 Fee: Page: 3471.00 PG- 4984 RPTT: BK-0905



(Space Above for Recorder's Use Only)

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That LOUIS F. WALTERS AND VIRGINIA M. WALTERS, TRUSTEES U/T/D 08-10-87

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RUDOLFO RAMIREZ AND FRANCES RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS

and to the heirs and assigns of such Grantee forever, all that real property situated in the State of Nevada, bounded and described as: unincorporated area 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: August 10, 2005

TRUSTEE

SS COUNTY O

J. L. BEKAERT Notary Public - State of Nevada Appointment Recorded In Douglas County No: 98-1380-5 - Expires March 16, 2009

This instrument was acknowledged before me on by LOUIS G. WALTERS, TRUSTEE and

VIRGINIA, M. WALTERS, TRUSTEE

Signature

Notary Public (One inch margin on all sides of document for Recorder's Use Only)

# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 050201424

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

## PARCEL NO. 1

Lot 82, as shown on the official plat of PINEWILD UNIT NO. 2, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

Assessor's Parcel No. 1318-15-111-031

### PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

#### PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility service, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions, and Restrictions.

## PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

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BK- 0905 PG- 4985 09/15/2005