

A.P.N. # 1219-10-002-041

R.P.T.T. \$ 2905.50

ESCROW NO. 050702060

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

SAME AS BELOW

WHEN RECORDED MAIL TO:
GRANTEE

270 Shadow Mountain Circle
Gardnerville, nv 89460

DOC # **0655128**
09/15/2005 03:30 PM Deputy: CF

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0905 PG- 5258 RPTT: 2905.50



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **R. CRAIG MORNINGSTAR, AN UNMARRIED MAN**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **MICHAEL STANISZEWSKI AND JULIE STANISZEWSKI, 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

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: **July 25, 2005**

R. CRAIG MORNINGSTAR



STATE OF CALIFORNIA

COUNTY OF SAN MATEO) ss.

This instrument was acknowledged before me on SEPTEMBER 14, 2005
by, R. CRAIG MORNINGSTAR

Signature

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

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 050702060

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

Lot 13, in Block A, of SIERRA RANCHO ESTATES, UNIT TWO, as shown on the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 17, 1985, in Book 585, Page 1523, as Document No. 117513.

TOGETHER WITH a parcel of land located within a portion of the Southwest one-quarter (SW 1/4) of Section 10, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeasterly corner of Lot 14 of SIERRA RANCHO ESTATES SUBDIVISION, UNIT NO. 2, as shown on the Official Plat as recorded in Book 585, at Page 1534, Douglas County, Nevada, Recorders Office, said corner also being a common corner on Lot 15 and a point on the Westerly line of Lot 13 of same subdivision, said point is the True Point of Beginning. Thence North $00^{\circ}15'00''$ East, 140.25 feet; thence Westerly along a curve of radius 693.19 feet, concave Northerly, tangent bearing of South $87^{\circ}00'00''$ East, 30.07 feet through a central angle of $2^{\circ}29'09''$, thence South $00^{\circ}15'00''$ West, 142.34 feet; thence North $89^{\circ}45'09''$ East, 30.00 feet to the Point of Beginning.

ALSO TOGETHER WITH a parcel of land located within a portion of the Southwest one-quarter (SW 1/4) of Section 10, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeasterly corner of Lot 14 of SIERRA RANCHO ESTATES SUBDIVISION, UNIT NO. 2, as shown on the Official Plat as recorded in Book 585, at Page 1534, Douglas County, Nevada, Recorders Office, said corner also being a common corner on Lot 15 and a point on the Westerly line of Lot 13 of same subdivision, said point is the True Point of Beginning. Thence South $00^{\circ}15'00''$ West 124.23 feet; thence South $85^{\circ}00'00''$ West, 30.13 feet; thence North $00^{\circ}15'00''$ East, 126.99 feet; thence North $89^{\circ}45'00''$ East 30.00 feet to the Point of Beginning.

Reference is made to Record of Survey to support a Boundary Line Adjustment for DAVID & JEANNETTE BRANDENBURG AND WILLIAM BRANDENBURG, filed for record March 1, 1990, in

Continued on next page

ESCROW NO.: 050702060

Book 390, at Page 40, as Document No. 221064, Official
Records of Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1219-10-002-041

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED AUGUST 15, 2003, BOOK 0803, PAGE 07951, AS FILE NO.
586661, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

