

OFFICIAL RECORD

Requested By:

FIRST AMERICAN TITLE COMPANY

A.P.N.: 1320-26-002-005
File No: 132-2232099 (CAL)
R.P.T.T.: \$3,705.00

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1005 PG-00889 RPTT: 3705.00



When Recorded Mail To: Mail Tax Statements To:
Leroy R. Chard and Connie A. Chard
10560 Old Hwy 169 Blvd.
Belle Plaine, MN 56011

GRANT, BARGAIN and SALE DEED

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

Sergio Ghersetti and Rosemarie Ghersetti, as trustees of The Ghersetti Revocable Living Trust, dated October 18, 2004.

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

Leroy R. Chard and Connie A. Chard, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 13-D, AS SAID PARCEL IS SHOWN ON THE JOHN S. SHAHIN PARCEL MAP AS SAID MAP WAS RECORDED IN BOOK 1189, AT PAGE 2369 AS DOCUMENT NO. 214981; THENCE NORTH 89°01'53" WEST, 1,775.00 FEET; THENCE NORTH 0°52'15" EAST 245.47 FEET; THENCE SOUTH 89°02'02" EAST, 1,775 FEET; THENCE SOUTH 0°52'15" WEST, 245.55 FEET TO THE POINT OF BEGINNING.

RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND PUBLIC UTILITIES OVER AND ACROSS THE EAST 50 FEET OF SAID LAND.

SAID PARCEL CONTAINS EASEMENTS FOR ACCESS AND PUBLIC UTILITY PURPOSES AS SHOWN ON THE RECORD OF SURVEY FILED IN SUPPORT OF THIS LOT LINE ADJUSTMENT, RECORDED SEPTEMBER 18, 1990 IN BOOK 990 OF OFFICIAL RECORDS AT PAGE 2409, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO.234827.

THE PARCEL DESCRIBED ABOVE REPLACES PARCEL 13-D AS SHOWN PER SAID DOCUMENT NO. 214981 AND IS NOW SHOWN AS 13-D-1 ON THE ABOVE MENTIONED RECORD OF SURVEY.

PARCEL 2-A:

NON EXCLUSIVE ACCESS AND UTILITY EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH ON THAT CERTAIN RECORD OF SURVEY FOR NEVIS INDUSTRIES, INC., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 23, 1980 AS DOCUMENT NO.51917 OF OFFICIAL RECORDS.

PARCEL 2-B:

ACCESS AND UTILITY EASEMENT, WITH INCIDENTS THERETO, AS CONVEYED IN INSTRUMENT RECORDED NOVEMBER 2, 1990 IN BOOK 1190 OF OFFICIAL RECORDS AT PAGE 196, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO.238005.

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: 09/26/2005

COOPER



Sergio Ghersetti and Rosemarie Ghresetti, as trustees of The Ghersetti Revocable Living Trust, dated October 18, 2004.

Sergio Ghersetti
Sergio Ghersetti, Trustee

Rosemarie Ghresetti
Rosemarie Ghresetti, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **CARSON CITY**)

This instrument was acknowledged before me on 9/26/05 by **Sergio Ghersetti and Rosemarie Ghresetti, as trustees of The Ghersetti Revocable Living Trust, dated October 18, 2004..**

Carrie Lindquist
Notary Public
(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 26, 2005** under Escrow No. **132-2232099**.