

OFFICIAL RECORD

Requested By:
GEORGE M KEELE ESQ

WHEN RECORDED MAIL TO:
GEORGE M. KEELE, ESQ.
1692 County Road, #A
Minden, NV 89423

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1005 PG- 3088 RPTT: # 7

Mail tax statements to:
KATHERINE ANNE FAGAN
P. O. Box 703
Zephyr Cove, NV 89448

APN: 1318-10-417-014

R.P.T.T. #7

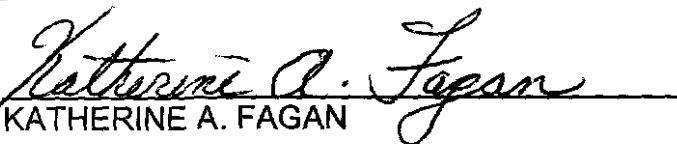
GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That KATHERINE A. FAGAN, in consideration of \$10.00 plus, the receipt of which is hereby acknowledged, hereinafter referred to as GRANTOR, does hereby Grant, Bargain, Sell and Convey to KATHERINE ANNE FAGAN, Trustee of The KATHERINE ANNE FAGAN TRUST dated October 6, 2005, and to the heirs and assigns of such GRANTEE forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 253 Martin, Zephyr Cove, Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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.

Witness my hand this 6 day of October, 2005.


KATHERINE A. FAGAN

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 6th day of October, 2005, by KATHERINE A. FAGAN.

Mary E. Baldecchi
Notary Public

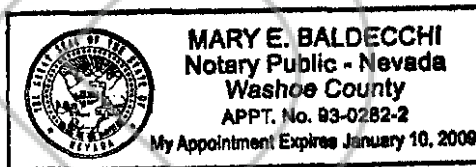


EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

A parcel of land lying wholly within Section 10, T. 13 N., R. 18 E., M.D.M., being more fully described as follows:

Lot 20, Block 3, Zephyr Heights Subdivision, as recorded in the Official Records of the County Recorder of Douglas County, Nevada, as previously revised.

EXCEPTING THEREFROM: Beginning at a point on the line common to Lots 19 and 20, Block 3, as shown on the map of Zephyr Heights Subdivision filed in the Office of the County Recorder of Douglas County, on July 5, 1947, from which point the Northwest corner of Lot 19 bears North $0^{\circ}39'14''$ East 33.61 feet; thence from said point of beginning South $0^{\circ}39'14''$ West along said line 35.56 feet; thence leaving said line North $62^{\circ}58'20''$ West 2.96 feet; thence North $21^{\circ}56'19''$ East 31.98 feet to the point of beginning and containing an area of 206.46 square feet, more or less.

Parcel 2:

In addition thereto the following portion of Lot 19 of said Block and Subdivision:

Beginning at the Northwest corner of Lot 19, Block 3, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION filed in the Office of the County Recorder of Douglas County, Nevada, on July 5, 1947; thence from said point of beginning South $80^{\circ}38'00''$ East along the Northerly line of said Lot 19, 12.50 feet; thence leaving said line South $21^{\circ}56'19''$ West 34.04 feet to a point on the Easterly line of said Lot 19; thence North $0^{\circ}39'14''$ East along said line 33.61 feet to the point of beginning and containing an area of 207.68 square feet, more or less.

Parcel 3:

In addition thereto the following portion of Lot 22 of said Block and Subdivision:

BEGINNING AT the record corner common to Lots 11, 20 and 22 of said Block and Subdivision; thence S $79^{\circ}41'28''$ W a distance of 40.00 feet to the corner common to Lots 10 and 11; thence N $18^{\circ}57'05''$ E a distance of 126.21 feet; thence N $40^{\circ}43'43''$ E a distance of 4.07 feet; thence S $47^{\circ}35'38''$ E a distance of 32.00 feet to the record corner common to Lots 20, 21 and 22; thence S $16^{\circ}11'45''$ W a distance of 98.02 feet to the Point of Beginning.



Parcel 4:

In addition thereto the following portion of Lot 21 of said Block and Subdivision:

BEGINNING AT the record corner common to Lots 20, 21, and 22 of said Block and Subdivision; thence N 47°35'38" W a distance of 32.00 feet; thence N 30°43'43" E a distance of 93.93 feet to a point on the southerly right-of-way of South Martin Drive; thence southeasterly along said right-of-way on a curve to the left having a radius of 100.00 feet, a central angle of 4°07'59", an arc distance of 7.16 feet to the record corner of Lots 20 and 21; thence leaving said right-of-way S 16°11'45" W a distance of 100.00 feet to the Point of Beginning.

Parcel 5:

Lot 21, Block 3, Zephyr Heights Subdivision as recorded in the Official Records of the County Recorder of Douglas County, Nevada.

EXCEPTING THEREFROM the following portion thereof:

BEGINNING at the record corner common to Lots 20, 21 and 22 of said Block and Subdivision; thence N 47°35'38" W a distance of 32.00 feet; thence N 30°43'43" E a distance of 93.93 feet to a point on the southerly right-of-way of South Martin Drive; thence southeasterly along said right-of-way on a curve to the left having a radius of 100.00 feet, a central angle of 4°07'59", an arc distance of 7.16 feet; thence leaving said right-of-way S 16°11'45" W a distance of 100.00 feet to the Point of Beginning.

IN ADDITION to the following portion of Lot 22 of said Block and Subdivision:

BEGINNING at the record corner of Lots 21 and 22 on the southerly right-of-way of South Martin Drive; thence S 47°35'38" E a distance of 93.21 feet; thence S 30°43'43" W a distance of 4.07 feet; thence N 46°16'49" W a distance of 94.09 feet to a point on the southerly right-of-way of South Martin Drive; thence Northeasterly along said right-of-way on a curve to the left having a radius of 420 feet, a central angle of 0°14'58" an arc distance of 2.03 feet to the Point of Beginning.

Per NRS 111.312, this legal description was previously recorded at Document No. 357191, Book 0395, Page 0204, on March 3, 1995.

