

A.P.N.: 1220-04-515-021
File No: 131-2231241 (GB)
R.P.T.T.: \$0.00

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1005 PG- 5422 RPTT: # 4



When Recorded Mail To: Mail Tax Statements To:
Marlene R. Lehman
1369 Toiyabe Avenue
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Raymond E. Carter, an unmarried man and Marlene R. Lehman, an unmarried woman
who acquired title as Marlene R. Carter, an unmarried woman

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

Marlene R. Lehman, an unmarried woman

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

PARCEL 1:

LOT 36, OF FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON SEPTEMBER 15, 1971, IN BOOK 2 OF MAPS, PAGE 257, AS DOCUMENT NO. 54454.

PARCEL 2:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B., IN DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LOT LINE ADJUSTMENT BETWEEN LOT A-3 IN BLOCK C AS SHOWN ON THE AMENDED PLAT OF VALLEY VILLA SUBDIVISION FILED RECORD ON NOVEMBER 30, 1988 AS DOCUMENT NO. 191759 OF OFFICIAL RECORDS OF SAID COUNTY; AND LOT 36 AS SHOWN ON THE FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3, FILED FOR RECORD IN BOOK 91 PAGE 235, AS DOCUMENT NO. 544544 OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF AFORESAID LOT A-3; THENCE ALONG THE NORTH LINE OF LOT A-3 SOUTH 89°44'36" WEST, A DISTANCE OF 1.56 FEET TO AN ANGLE POINT IN SAID LINE AT WHICH POINT IS COMMON WITH THE ANGLE POINT IN THE SOUTH LINE OF LOT 38 OF AFORESAID CARSON VALLEY ESTATES;
THENCE LEAVING SAID NORTH LINE NORTH 89°22'36" WEST, A DISTANCE OF 100.87 FEET;
THENCE NORTH 00°43'26" EAST, A DISTANCE OF 1.76 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°17'48" WEST, A DISTANCE OF 72.70 FEET TO A POINT; THENCE NORTH 06°18'46" EAST, A DISTANCE OF 7.04 FEET TO THE SOUTH WEST CORNER OF AFORESAID LOT 36;
THENCE ALONG THE SOUTH LINE OF SAID LOT 36 THROUGH A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 06°18'49" EAST, A DISTANCE OF 465.00 FEET, WITH A CENTRAL ANGLE OF 06°42'39" AND AN ARC LENGTH OF 54.46 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 85°32'59" EAST, A DISTANCE OF 17.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36;
THENCE LEAVING SAID SOUTH LINE SOUTH 00°43'26" WEST, A DISTANCE OF 4.98 FEET TO THE TRUE POINT OF BEGINNING.

NOTE:

THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 9, 1990 IN BOOK 1190, PAGE 1287, AS INSTRUMENT NO. 238476.

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: 09/14/2005



David R. Gamble, District Judge for
Raymond E. Carter, by Order dated 8/30/05
Marlene R. Lehman
Marlene R. Lehman

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

This instrument was acknowledged before me on
October 11, 2005 by

David R. Gamble, District Judge
for Raymond E. Carter and Marlene R. Lehman

Ursula K. McManus
Notary Public

(My commission expires:
April 4, 2007)

