

OFFICIAL RECORD
Requested By:
JENNI & ED ADAIR

APN: 03-220-25
Affix R.P.T.T. \$
ESCROW No. NONE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-1005 PG- 7003 RPTT: # 7

WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:

Edward H. & Jennifer K. Adair
507 Edgecliff Way
Redwood City, CA 94062



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: EDWARD HALLIGAN ADAIR & JENNIFER KAYE ADAIR, Husband and Wife, holding title as Community Property

for valuable consideration, receipt of which is hereby acknowledged, hereby Grants, Bargains, Sells and Conveys to EDWARD HALLIGAN ADAIR AND JENNIFER KAYE ADAIR (OR THEIR SUCCESSORS IN TRUST) AS TRUSTEES OF THE EDWARD AND JENNIFER ADAIR 2005 LIVING TRUST, DATED JULY 22, 2005

all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Deed of trust of record, if any.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand this 9th day of September, 2005.

Edward Halligan Adair

Jennifer Kaye Adair

**STATE OF CALIFORNIA
COUNTY OF SACRAMENTO**

On September 9, 2005, personally appeared before me, Kenneth Leatherbarrow, a Notary Public, Edward Halligan Adair and Jennifer Kaye Adair, personally known to me to be the persons whose names are subscribed to the within instrument who acknowledged that they executed the instrument.

Notary Public in and for said County and State.



APN: 03-220-25

AKA : 7 Highway 50, Zephyr Cove, NV

AKA: 1116 Highway 50, Zephyr Cove, NV

AKA: 1116 Highway 50, #7, Zephyr Cove, NV

EXHIBIT "A"

PARCEL I:

All that portion of Parcel 1 as shown on that certain Parcel Map, filed for record on November 23, 1976, as Document #04827, more particularly described as follows:

Beginning at the Southeast corner of said Parcel 1; thence North 90 degrees 53'44" West 174.48 feet; thence North 0 degrees 30'54" East 163.80 feet; thence South 89 degrees 53'27" East 175.39 feet; thence South 0 degrees 50'00" West 163.79 feet (South 01 degrees 02'26" West 163.78 feet record) to the POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH an easement for roadway and utility purposes over, under and across the following described land:

A parcel of land being situated in and a portion of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of Lot 4 (Southwest $\frac{1}{4}$) of Section 34, Township 14 North, Range 18 East, M.D.B. & M., more particularly described as follows, to-wit:

COMMENCING at the $\frac{1}{4}$ corner common to Section 34, Township 14 North, Range 18 East, and Section 3, Township 13 North, Range 18 East, M.D.B. & M.; thence from said Point of Commencement North 29 degrees 59'42" West, a distance of 378.30 feet to the TRUE POINT OF BEGINNING; said point being further a point on the Westerly right-of-way line of U.S. Highway 50; thence South 11 degrees 18'47" East, along said Highway right-of-way line a distance of 20.21 feet to a point; thence North 89 degrees 53'27" West, a distance of 642.45 feet to a point; thence South 60 degrees 06'39" West, a distance of 60.00 feet; thence South 00 degrees 30'54" West, a distance of 10.00 feet to a point; thence North 89 degrees 53'44" West, a distance of 25.00 feet to a point; thence North 00 degrees 30'54" East, a distance of 60.00 feet to a point; then South 89 degrees 53'27" East, a distance of 713.38 feet more or less to the Westerly right-of-way line of U.S. Highway 50, as above referred to.

"Per NRS 111.312, this legal description was previously recorded at Document No.521245, Book0801, Page6320, on 9-23-01."

