

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-1005 PG-12612 RPTT: 2145.00



A.P.N. # 1220-09-301-008

R.P.T.T. \$ 2145.00

ESCROW NO. 050101921

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

SAME AS BELOW

WHEN RECORDED MAIL TO:

NICOLE WARREN

811 Short St. Unit B  
Gardnerville, NV 89460

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JADE A. MILLER AND TENLEY V. MILLER, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to NICOLE WARREN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

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 11, 2005

JADE A. MILLER

TENLEY V. MILLER

SUZANNE CHEECHOV  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. Recorded in Douglas County  
My Appt. Expires June 25, 2007  
No: 99-36456-5

STATE OF NV }  
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 10/24/05  
by JADE A. MILLER and TENLEY V. MILLER

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

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 050101921

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

A parcel of land located within a portion of Section 9, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

COMMENCING at a found 5/8" rebar with plastic cap, P.L.S. 4347, station "A1" 94+21.58 as shown on that Record of Survey of the Right-of-Way Acquisition of Realignment of State Route 756 as recorded December 9, 1997 in Book 1297, at Page 1780, as Document No. 428030;

thence per said Document No. 428030 South 89°23'00" East, 278.42 feet;  
North 00°37'00" East, 20.00 feet;  
South 89°23'00" East, 134.78 feet, to a found 5/8" rebar with plastic cap P.L.S. 4737 THE POINT OF BEGINNING;  
thence North 00°02'14" West, 80.07 feet;  
thence along the arc of a curve to the left, non-tangent to the preceding course, having a delta angle of 22°04'06", radius of 1,000.00 feet, an arc length of 385.17 feet and a chord bearing of North 48°53'33" East for a distance of 382.79 feet;  
thence, non-tangent to the preceding curve, North 89°55'15" East, 171.32 feet to the westerly right-of-way of the realigned State Route 756 per said Document No. 428030;  
thence South 00°04'45" East, 331.62 feet;  
thence along the arc of a curve to the right having a delta angle of 90°41'45" radius of 25.00 feet and an arc length of 39.57 feet;  
thence North 89°23'00" West, 269.90 feet;  
thence North 00°37'00" East, 20.00 feet;  
thence North 89°23'00" West, 165.22 feet to THE POINT OF BEGINNING.

The Basis of Bearing of this description is identical to that Record of Survey of the Right-of-Way Acquisition and Realignment to State Route 756, Document No. 428030.

Reference is made to adjusted A.P.N. 1220-09-301-006 on that certain Record of Survey recorded May 24, 2002 as Document No. 542958.

APN 1220-09-301-008

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"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT  
RECORDED MAY 24, 2002, BOOK 0502, PAGE 07531, AS FILE NO.  
0542956, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."

