

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

R.P.T.T. \$ 0 #5
ESCROW NO. 050101921

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
NICOLE WARREN
811 Short Ct UNIT B
Gardnerville, NV 89460

DOC # **0659026**
10/26/2005 03:57 PM Deputy: KLJ

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-12615 RPTT: # 5



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **EDWARD MCCLAIN, spouse of grantee herein**

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

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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**

Edward McClain

EDWARD MCCLAIN



SUZANNE CHEECHOV
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Appt. Expires June 25, 2007
No: S3-36456-5

STATE OF NV }
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 10/13/05
by, EDWARD MCCLAIN

Signature Suzanne Cheechov

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.

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ESCROW NO.: 050101921

"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."

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