

OFFICIAL RECORD

Requested By:

ROGER P KOKORES ESQ

Recording requested by:  
Roger P. Kokores, Esq.

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-1105 PG- 2792 RPTT: # 7



✓ When Recorded Mail to:  
Roger P. Kokores  
A Professional Corporation  
2600 El Camino Real, #501  
Palo Alto, CA 94306

Mail Tax Statements to:  
Ruth L. Carney, Trustee  
P.O. Box 6843  
Incline Village, NV 89450

APNs 1022-07-002-019  
1022-07-002-016  
1022-07-002-017

Per NRS 111.312, this legal description was previously  
recorded at Document No. 210561, Book 989,  
Pages 1094-1096 on 9/11/1989.

**GRANT DEED**

GRANTOR: RUTH L. CARNEY, an unmarried woman,

hereby GRANTS to: RUTH L. CARNEY, or her successors, as TRUSTEE OF THE RUTH L.  
CARNEY REVOCABLE LIVING TRUST, dated November 25, 2003

the following described real property in the County of Douglas, State of Nevada:

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

Being a portion of the Southeast Quarter of Section 7, Township 10 North, Range 22 East,  
further described as follows:

PARCEL 1:

West 1/2 of the Southeast 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B. & M.,  
excepting, however, the following described property:

Beginning at the South quarter-section corner of the above-described Section 7; thence North  
along the Westerly boundary of said Southwest 1/4 Southeast 1/4 of Section 7, a distance of

791.41 feet to an intersection with the Southwesterly right-of-way line of Nevada State Highway Route 3 (U.S. Highway 395) which right-of-way line is 75 feet Southwesterly of measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35° 06' 53" East, curving to the left along said Highway right-of-way line with a radius of 20,075 feet through an angle of 02° 47' 43", an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89° 34' 30" West, along said section line, a distance of 582.70 feet to the Point of Beginning.

Further excepting therefrom any portion lying within the right-of-way line of Nevada State Highway Route 3 (U.S. 395) by Instrument created by Meta Christensen recorded April 24, 1940, in Book V of Deeds, at Page 424, Douglas County, Nevada.

APN 37-030-14

PARCEL 2:

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

Beginning at the South-Quarter Section corner of Section 7, Township 10 North, Range 22 East, M.D.B. & M., thence North along the Westerly boundary of said Southwest 1/4 of Southeast 1/4 of said Section 7, a distance of 791.41 feet to an intersection with the Southwesterly right-of-way line of Nevada State Highway Route 3 (U.S. Highway 395), which right of way line is 75 feet Southwesterly of, measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35° 06' 53" East, curving to the left along the said highway right of way line with a radius of 20,075 feet through an angle of 02° 47' 43" an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89° 34' 30" West, along said Section line, a distance of 582.70 feet to the Point of Beginning. Excepting that portion in Deed, executed February 20, 1962, between Ernest M. Pellkofer and Pauline W. Pellkofer to State of Nevada (Department of Highways), recorded March 15, 1962, in Book 11, Page 130, of Official Records, as File No. 19725.

Also excepting that portion conveyed by Deed of Verner Sward and Colleen Sward, husband and wife, recorded June 7, 1965, in Book 32, Page 29, Douglas County, Nevada, records.

APN 37-030-18

PARCEL 3:

All portions of the former U.S. Highway 395, road right of way as defined in the relinquishment to Douglas County, a political subdivision of the State of Nevada, by that certain indenture recorded July 26, 1982, in Book 782, Page 1415, as Document No. 69637 of the Official Records as contained within the West 1/2 of the Southeast 1/4 of aforesaid Section 7.

Excepting therefrom a fifty foot (radius) cul-de-sac, the centerpoint of which is defined as

follows:

Commencing at the Northeast corner of Section 18, Township 10 North, Range 22 East, M.D.B. & M., thence South 89° 31' 00" West a distance of 1919.22 feet to a point on the physical road centerline (1939 construction) of former U.S. Highway 395; thence North 00° 29' West, a distance of 38.76 feet to the center of aforesaid cul-de-sac.

APN 37-030-20

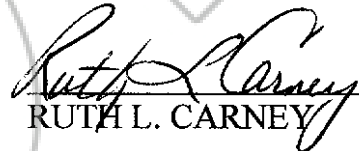
TOGETHER WITH all existing water and mineral rights as appurtenant to the herein described real property  
Water Permit No. 35973

APNs 1022-07-002-019  
1022-07-002-016  
1022-07-002-017

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

WITNESS my hand this 29TH day of JUNE, 2004.

aka 1443 Highway 395, Gardnerville, NV (APN 1022-07-002-019)  
aka 1405 Highway 395, Gardnerville, NV (APN 1022-07-002-016)  
aka 1415 Highway 395, Gardnerville, NV (APN 1022-07-002-017)

  
RUTH L. CARNEY

State of NEVADA  
County of DOUGLAS

On JUNE 29, 2004, before me, JANEM VERANO, Notary Public, personally appeared RUTH L. CARNEY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



