

A.P.N.: 1418-15-110-006
File No: 141-2222812 (CD)
R.P.T.T.: \$16,380.00

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0106 PG- 4684 RPTT: 16380.00



When Recorded Mail To: Mail Tax Statements To:
Andrew Kassels and Shellie Kassels
22 Oak Ranch Court
Sacramento, CA 95831

GRANT, BARGAIN and SALE DEED

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

William Lohse and Victoria Lohse, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Andrew ^{S.}Kassels and Shellie ^{L.}Kassels, husband and wife as community property with right of survivorship

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

PARCEL NO. 1:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 27 AS SHOWN ON THE 2ND AMENDED PLAT OF UPPAWAY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 6, 1981, BOOK 281 OF MAPS, PAGE 768, AS DOCUMENT NO. 53353, BEING AN AMENDED MAP OF THE MAP OF UPPAWAY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 21, 1976.

PARCEL NO. 2:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

BEING AN EASEMENT FOR BUILDING SITE #27 OF UPPAWAY, AS SAID UPPAWAY WAS FILED AT THE REQUEST OF WILLIAM CODY KELLY AND KYE F. BROOKS IN THE DOUGLAS COUNTY RECORDS ON THE 21ST DAY OF MAY, 1976, NO. 00394 BOOK NO. 576, PAGE NO. 917, SAID EASEMENT BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 18 EAST, M.D.B. & M. MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

THIS GRANT DEED WAS SIGNED IN COUNTERPART

BEGINNING AT A SURVEY MONUMENT, A 2" IRON PIPE IN A ROCK MONUMENT, AT THE NORTHWEST CORNER OF UPPAWAY AS DESIGNATED ON THE PLAT FILED ABOVE; SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING NORTH 88°45'14" WEST, A DISTANCE OF 796.62 FEET FROM THE 1/4 CORNER COMMON TO SECTION 10 AND 15, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M.; THEN SOUTH 27°25'30" WEST, A DISTANCE OF 520.77 FEET, THEN SOUTH 10°00'00" EAST A DISTANCE OF 457.37 FEET TO THE TRUE POINT OF BEGINNING, THEN NORTH 80°05'57" EAST A DISTANCE OF 140.48 FEET, THEN SOUTH 6°31'00" EAST A DISTANCE OF 131.83 FEET, THEN SOUTH 74°19'19" WEST A DISTANCE OF 133.12 FEET, THEN NORTH 10°00'00" WEST A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT BEING SUBJECT TO USE AS PROVIDED IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO UPPAWAY DATED MAY 20, 1976, AS ARE PART OF THE UPPAWAY PLAT FILED AS ABOVE.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 28, 1994, IN BOOK 0494, PAGE 5488, AS INSTRUMENT NO. 336295.

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: 11/02/2005






William Lohse

Victoria Lohse

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on December 19, 2005 by
William Lohse and Victoria Lohse.



Notary Public
(My commission expires: 7-11-06)


PAT GANNON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-76319-5 - Expires July 11, 2006

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 02, 2005 under Escrow No. **141-2222812.**



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Date: 11/02/2005



William Lohse

Victoria Lohse

Victoria Lohse

Victoria Lohse

STATE OF ~~NEVADA~~ *California*
: ss.
COUNTY OF ~~DOUGLAS~~ *Marin*

This instrument was acknowledged before me on January 4, 2006 by William Lohse and Victoria Lohse personally appeared *Victoria Lohse*

Steven H. Traiger
Notary Public
(My commission expires: *December 3, 2006*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 02, 2005** under Escrow No. **141-2222812**.