

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS  
COUNTY

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0106 PG- 7328 RPTT: 351.00



A.P.N. # 1022-15-001-113

R.P.T.T. \$ 351.00  
ESCROW NO. 050103294

RECORDING REQUESTED BY:  
STEWART TITLE COMPANY  
MAIL TAX STATEMENTS TO:  
Same as below

WHEN RECORDED MAIL TO:  
Grantee  
850 Larchwood Way  
Minden, NV 89423

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **John Warren Beecher, A Single Man**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Mitchell J. Argon and Maureen E. Argon, Trustees of the Argon Family Trust Established April 28, 1997**

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: 1/12/2006

**John Warren Beecher**

STATE OF Nevada  
COUNTY OF Washoe ss.



NIKKI BARTEL  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 99-24743-2 - Expires July 22, 2007

This instrument was acknowledged before me on 1/12/06  
by **John Warren Beecher**

Signature

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

EXHIBIT "A"  
LEGAL DESCRIPTION

Order No.: 050103294

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

The following describes a parcel of land - lying entirely  
within Parcel (B), as shown on the Official Plat of Topaz  
Ranch Estates Unit No. 4, as filed for record in the office  
of the Recorder of Douglas County, Nevada, on November 16,  
1970, as document number 50212, being more particularly  
described as follows:

COMMENCING at the southeasterly corner of Lot 8, Block V,  
and proceeding thence along the westerly line of the  
Roadside Park Parcel, South  $12^{\circ}23'37''$  East, 389.83 feet to  
a point on the northerly line of Nevada State Highway No.  
3; thence along said northerly line, South  $67^{\circ}29'50''$  West,  
266.61 feet to the True Point of Beginning; thence  
continuing along said line, South  $67^{\circ}29'50''$  West, 220.87  
feet; thence leaving said line and proceeding North,  
 $17^{\circ}25'09''$  West, 207.36 feet to a point on the southerly  
line of a 60-foot wide roadway; thence along said southerly  
line, North  $72^{\circ}34'51''$  East, 220.00 feet; thence leaving  
said line and proceeding, South  $17^{\circ}25'09''$  East, 187.78 feet  
to the True Point of Beginning.

Assessor's Parcel No. 1022-15-001-113

Together with a non-exclusive easement for roadway purposes  
described as follows:

Commencing at the Southwest corner of Lot 1, Block V of  
Topaz Ranch Estates, Unit No. 4 and proceeding; thence  
along the Easterly side of Albite Road, South  $12^{\circ}23'37''$   
East 273.11 feet to the True Point of Beginning, said point  
also being the beginning of a curve to the left, the  
tangent of which bears the last described course; thence  
along said curve, having a central angle of  $95^{\circ}01'32''$ , a  
radius of 20.00 feet though an arc length of 33.17 feet to  
a point on the Northerly line of said 60-foot wide roadway;  
thence along said Northerly line, North  $72^{\circ}34'51''$  East  
1,463.88 feet to a point on the Westerly line of a roadside  
park parcel; thence along said Westerly line, South  
 $12^{\circ}23'37''$  East 60.24 feet to a point on the Southerly line

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PG- 7329

01/23/2006

LEGAL DESCRIPTION - continued  
Order No.:050103294

of said 60-foot wide roadway; thence along said line South 72°34'51" West 1,467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of 84°58'28", a radius of 20.00 feet though an arc length of 29.66 feet to a point on the Easterly line of Albite Road; thence along said Easterly line North 12°23'37" West 100.38 feet to the True Point of Beginning.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED September 11, 1995, BOOK 0905, PAGE 1197, AS FILE NO. 370129, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

