

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0106 PG- 9661 RPTT: 546.00



This Instrument Prepared by: *C. Ray*
William E. Curphey & Associates
2605 Enterprise Road, Suite 155
Clearwater, Florida 33579

✓ ~~Prepared by~~ & Return to: *T. Gulick*
TransContinental Title Co. *1 of 3*
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

██████████ and mail tax statements to:
DOUGLAS P. NELSON
693 LAKEVIEW BLVD
ZEPHYR COVE, NV 89448

Property Tax ID#: 1318-10-310-020

D -360524 - 4

DEED OF GRANT

This indenture, made this 7th day of January, 2006, between DOUGLAS P. NELSON, a single person, (AS TO AN UNDIVIDED 1/2 INTEREST) and JON D. REESE, a single person, (AS TO AN UNDIVIDED 1/2 INTEREST) Grantor(s), and DOUGLAS P. NELSON, a single person, of 693 LAKEVIEW BLVD, ZEPHYR COVE, NV 89448, Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in DOUGLAS County, Nevada, to-wit:

**“SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT “A” INCLUDED HEREWITH AND
MADE A PART HEREOF”**

PROPERTY ADDRESS:
693 LAKEVIEW BLVD
ZEPHYR COVE, NV 89448

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues ad profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signature and seal:

Witness

DOUGLAS P. NELSON

Printed Name

JON D. REESE

Witness

Printed Name

STATE OF Nevada

COUNTY OF Douglas

The foregoing, Deed of Grant was acknowledged before me this 7th day of January, 2006, by DOUGLAS P. NELSON, a single person, JON D. REESE, a single person.



Charlene McDonald
Notary Public Charlene McDonald
My Commission Expires: 11-08-09

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, reminder and reminders, rents, issues ad profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signature and seal:

Diane Longo
Witness

DOUGLAS P. NELSON

Diane Longo
Printed Name

Jon D. Reese
JON D. REESE

Witness

Printed Name

Printed Name

STATE OF California

COUNTY OF Santa Barbara

The foregoing, Deed of Grant was acknowledged before me this 10th day of January, 2006, by DOUGLAS P. NELSON, a single person, JON D. REESE, a single person.

Natalie Sue Richards
Notary Public Natalie Sue Richards
My Commission Expires: 3/15/2009



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

“Exhibit A”

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRIANGULAR LOT IN BLOCK F OF ZEPHYR COVE PROPERTY IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, N.D.B. & M., AS DELINEATED ON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF ZEPHYR COVE PROPERTY IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST" WHICH WAS FILED FOR RECORD AUGUST 5, 1929 WITH JOSEPHINE L. KLOTZ, COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, AFTER BEING APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, ON THE SAME DAY; SAID TRIANGULAR LOT IN BLOCK F BOUNDED ON TWO SIDES BY THE OLD LINCOLN HIGHWAY AND LAKEVIEW BOULEVARD, AND ON THE WEST SIDE BY A LINE RUNNING PRACTICALLY NORTH AND SOUTH, WHICH IS A CONTINUATION OF THE LINE FORMING THE EAST BOUNDARY OF LOT 9 IN THE SAME BLOCK, THE LINE RUNNING FROM LAKEVIEW BOULEVARD TO THE OLD ROAD CALLED LINCOLN HIGHWAY, AS SHOWN ON MAP.

EXCEPTING THEREFROM BEING THAT CERTAIN LOT OR PARCEL OF LAND LYING IN A PORTION OF BLOCK "F" AS SHOWN ON THE AMENDED MAP OF ZEPHYR COVE PROPERTIES SUBDIVISION AT LAKE TAHOE, AND WHICH MAP IS MADE OF RECORD AT THE COURTHOUSE IN MINDEN, DOUGLAS COUNTY, NEVADA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE PARCEL AND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKEVIEW BOULEVARD, SAID POINT BEING FURTHER DESCRIBED AS BEARING SOUTH 50 DEG 06' EAST, A DISTANCE OF 190.70 FEET AND SOUTH 46 DEG 25' EAST, A DISTANCE OF 113.40 FEET FROM THE NORTHEAST CORNER OF LOT 14, BLOCK "F" OF SAID ZEPHYR COVE PROPERTIES SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 46 DEG 25'; EAST ALONG THE SOUTHWESTERLY SIDE OF LAKEVIEW BOULEVARD A DISTANCE OF 43.80 FEET TO A POINT; THENCE SOUTH 68 DEG 44' EAST ALONG THE SOUTHERLY SIDE OF SAID BLVD. A DISTANCE OF 150.00 FEET TO A POINT AT THE INTERSECTION OF SAID LAKEVIEW BOULEVARD WITH THE NORTH SIDE OF THE OLD LINCOLN HIGHWAY; THENCE NORTH 88 DEG 27' WEST ALONG THE NORTH SIDE OF SAID LINCOLN HIGHWAY A DISTANCE OF 87.40 FEET TO A POINT; THENCE NORTH 81 DEG 08' WEST ALONG THE NORTH SIDE OF SAID LINCOLN HIGHWAY A DISTANCE OF 88.60 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 2 DEG 51' EAST ALONG THE WEST SIDE OF THE PARCEL A DISTANCE OF 69.40 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS P. NELSON (AS TO AN UNDIVIDED 1/2 INTEREST) AND JON D. REESE (AS TO AN UNDIVIDED 1/2 INTEREST) BY DEED FROM DOUGLAS P. NELSON RECORDED 08/04/2005 IN DOCUMENT 0651374, IN THE DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE.

