

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0206 PG- 3458 RPTT: # 3



APN# 1219-04-002-012

Recording Requested By

Name George and Maion Weller

Address 2659 Gordon

City/State/Zip Minden, NV 89423

Grant, Bargain and Sale Deed

(Title of Document)

***RE RECORDING TO CORRECT LEGAL DESCRIPTION SEE NEW EXHIBIT "A"

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 NOV 24 PM 12:55

WERNER CHRISTEN
RECORDER

\$16⁵⁰ PAID *Kg* DEPUTY

A.P.N.: 1219-04-002-012
File No: 143-2171737 (MO)
R.P.T.T.: \$971.10

When Recorded Mail To: and Mail Tax Statements To:
George Weller and Marion Weller
9663 Grimes Drive
Rogers, AR 72756

GRANT, BARGAIN and SALE DEED

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

Victor Firth, Trustee of the Kimberly Wingett Trust

do(es) hereby *GRANT, BARGAIN and SELL* to

George Weller and Marion Weller, husband and wife as joint tenants with right of survivorship

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


ALL THAT CERTAIN LOT PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL X AS SET FORTH IN PARCEL MAP #PD 99-11 OF BLACK DIAMOND ESTATES FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 19, 2000, IN BOOK 0600, PAGE 3731, AS DOCUMENT NO. 494286.

PARCEL 2:

AN EASEMENT FOR ROAD WAY AND ACCESS PURPOSES, AS SHOWN ON THE AFORESAID RECORD OF SURVEY MAP, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:


0667692 Page: 2 Of 6 BK- 0206
PG- 3459
02/10/2006

0630292

BK 1104 PG 11879

FEET; THENCE SOUTH 44°27'00" EAST, A DISTANCE OF 60.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT FOR ACCESS, ROADWAY PURPOSES WHETHER PUBLIC OR PRIVATE, OVER AND ACROSS THAT CERTAIN OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OF PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12, NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF AFORESAID SECTION 4; THENCE ALONG THE TRUE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, SOUTH 89°53'42" WEST 767.42 FEET; THENCE SOUTH 00°27'24" WEST 233.78 FEET; THENCE SOUTH 00°11'00" EAST 160.46 FEET; THENCE NORTH 89°59'01" EAST 189.44 FEET; THENCE SOUTH 00°14'51" WEST 217.74 FEET; THENCE SOUTH 00°14'51" WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY OF A 50 FOOT WIDE EASEMENT RECORDED AS DOCUMENT NUMBER 217903 NORTH 89°59'01" EAST 348.67 FEET; THENCE NORTH 10°56'20" EAST 204.79 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 44°27'00" EAST 30.38 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 10°56'20" WEST 208.16 FEET; THENCE SOUTH 89°59'01" WEST 369.26 FEET; THENCE NORTH 00°05'56" WEST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

AN EASEMENT FOR ACCESS, ROADWAY, AND UTILITY PURPOSES WHETHER PUBLIC OR PRIVATE OVER AND ACROSS ALL THOSE PORTIONS OF LAND IMPOSED AS DRIVEWAY AND UTILITY EASEMENTS AS SET FORTH ON PARCEL MAP #PD 99-11 OF BLACK DIAMOND ESTATES FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 19, 2000, BOOK 0600, PAGE 3731, AS DOCUMENT NO. 494286.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 27, 2002, IN BOOK 0202, PAGE 09772, AS INSTRUMENT NO. 0535754

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: 11/02/2004



Victor Firth, Trustee of the Kimberly Wingett Trust

Victor M. Firth, Trustee
Victor Firth, Trustee

STATE OF ~~NEVADA~~)
TEXAS : ss.
COUNTY OF)
~~DOUGLAS~~ EL PASO)

This instrument was acknowledged before me on
November 3, 2007 by VICTOR FIRTH, Trustee of the
Kimberly Wingett Trust.

[Signature]
Notary Public

(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/02/2004 under Escrow No. 143-2171737



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN LOT PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL X AS SET FORTH IN PARCEL MAP #PD 99-11 OF BLACK DIAMOND ESTATES FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 19, 2000, IN BOOK 0600, PAGE 3731, AS DOCUMENT NO. 494286.

PARCEL 2:

AN EASEMENT FOR ROAD WAY AND ACCESS PURPOSES, AS SHOWN ON THE AFORESAID RECORD OF SURVEY MAP, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF AFORESAID SECTION 4, AS SHOWN ON RECORD OF SURVEY MAP RECORDED JANUARY 9, 1990, IN BOOK 190, PAGE 1630, AS DOCUMENT NO. 217903; THENCE SOUTH 89°49'29" WEST, A DISTANCE OF 644.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 207 (KINGSBURY GRADE); THENCE ALONG SAID WESTERLY LINE SOUTH 44°27'00" EAST, A DISTANCE OF 644.70 FEET TO THE NORTH WEST CORNER OF THAT PARCEL DESCRIBED IN DEED FILED FOR RECORD IN BOOK 884, PAGE 1904, AS DOCUMENT NUMBER 105319, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 10°56'20" WEST, A DISTANCE OF 204.79 FEET; THENCE SOUTH 89°59'01" WEST, A DISTANCE OF 398.67 FEET; THENCE NORTH 00°14'51" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°59'01" EAST, A DISTANCE OF 357.19 FEET; THENCE NORTH 10°56'20" EAST, A DISTANCE OF 198.05 FEET; THENCE SOUTH 44°27' 00"

EAST, A DISTANCE OF 60.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT FOR ACCESS, ROADWAY PURPOSES WHETHER PUBLIC OR PRIVATE, OVER AND ACROSS THAT CERTAIN OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE EAST 1/4 CORNER OF AFORESAID SECTION 4; THENCE ALONG THE TRUE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, SOUTH 89°53'42" WEST 767.42 FEET; THENCE SOUTH 00°27'24" WEST 233.78 FEET; THENCE SOUTH 00°11'00" EAST 160.46 FEET; THENCE NORTH 89°59'01" EAST 189.44 FEET; THENCE SOUTH 00°14'51" WEST 217.74 FEET; THENCE SOUTH 00°14'51" WEST 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY OF A 50 FOOT WIDE EASEMENT RECORDED AS DOCUMENT NUMBER 217903 NORTH 89°59'01" EAST 348.67 FEET; THENCE NORTH 10°56'20" EAST 204.79 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KINGSBURY GRADE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 44°27'00" EAST 30.38 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 10°56'20" WEST 208.16 FEET; THENCE SOUTH 89°59'01" WEST 369.26 FEET; THENCE NORTH 00°05'56" WEST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

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