

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS
 COUNTY

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
 BK-0206 PG- 6298 RPTT: 2730.00



A.P.N. # 1320-32-601-003

R.P.T.T. \$ 2,730.00

ESCROW NO. 060300075

RECORDING REQUESTED BY:
 STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:
 SAME AS BELOW

WHEN RECORDED MAIL TO:
 Ralston
 2641 Thrasher Lane
 San Jose, CA 95125

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dennis McDuffee and Jolie McDuffee, husband and wife**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Michael P. Ralston and Jeannie A. Ralston, HUSBAND AND WIFE AS JOINT TENANTS**

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.

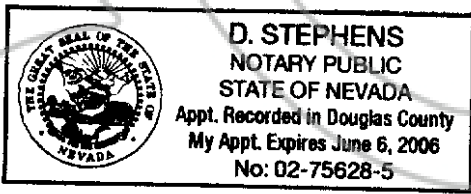
DATE: **February 06, 2006**

Dennis McDuffee

 Dennis McDuffee

Jolie McDuffee

 Jolie McDuffee



STATE OF NEVADA }
 } ss.
 COUNTY OF Douglas }

This instrument was acknowledged before me on 2-21-06
 by Dennis McDuffee and Jolie McDuffee

Signature *[Signature]*

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

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 060300075

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

PARCEL 1:

A portion of the West one-half of the Northeast quarter of Section 32, Township 13 North, Range 20 East, M.D.B.&M., situated in the Town of Minden, Douglas County, Nevada,

COMMENCING at a point on the Northeastern right of way line of Nevada State Highway Route #3 (U.S. 395) in said Town of Minden, which point bears North 59°14'46" West a distance of 2,840.82 feet from the East 1/4 section corner of said Section 32; thence South 31°22'00" East, on and along said right of way line a distance of 400.00 feet to the True point of Beginning; thence North 58°38'00" East, a distance of 148.34 feet more or less to a point on the Easterly line of the Swift-Robinson property; thence South 31°29'00" East on and along said Easterly line, a distance of 58.19 feet to the most Northerly corner of the Security National Bank of Nevada property; thence South 58°38'00" West on and along the Northwesterly line of said Security National Bank of Nevada property a distance of 148.34 feet, more or less, to a point on the Northeastern right of way line of Nevada State Highway Route #3 (U.S. 395); thence North 31°22'00" West, on and along said right of way line, a distance of 59.19 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1320-32-601-003

PARCEL 2:

A portion of the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B.&M., described as follows:

COMMENCING at a point on the Highway right of way line which lies North 58°38'00" East of Nevada Highway Department centerline station of State Route 3 and U.S. Route 395 "0" 55+68.16, 37 feet, said point being the TRUE POINT OF BEGINNING; thence along and parallel to said Northerly right of way of U.S. 395 North 31°22'00" West 50.00 feet; thence North 58°38'00" East 144.82 feet; thence South 31°29'00" East 50.00 feet; thence South 58°38'00" West 144.92 feet to the POINT OF BEGINNING.

Continued on next page



ESCROW NO.: 060300075

Said land being shown on Parcel Map for C.E. Swift filed for record August 6, 1974, in Book 874, Page 103, Document No. 74592, Official Records of Douglas County, Nevada.

A.P.N. 1320-32-601-002

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 11, 2003, BOOK 303, PAGE 4013, AS FILE NO. 0569581, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

