

A.P.N.: 1022-15-001-105
File No: 142-2267311 (MK)
R.P.T.T.: \$897.00

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0506 PG- 0294 RPTT: 897.00



When Recorded Mail To: Mail Tax Statements To:
Kristofer Kahabka and Heather Kahabka
1346 Centerville Lane 1346 Centerville Lane
Gardnerville, NV 89410 Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Patricia D. Clark, an unmarried woman

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

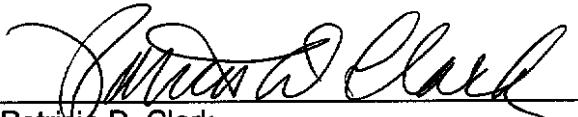
Kristofer Kahabka and Heather Kahabka, husband and wife

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

See exhibit "A" attached hereto and made a part hereof

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: 03/30/2006


Patricia D. Clark



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

This instrument was acknowledged before me on 4-27-06
_____ by Patricia D. Clark

Mary Kelsch

Notary Public
(My commission expires: 11-5-06)

PARCEL 1:

A PARCEL OF LAND LYING ENTIRELY WITHIN PARCEL B, AS SHOWN OF THE OFFICIAL PLAT OF TOPAZ RANCH ESTATES, UNIT NO. 4, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK B, TOPAZ RANCH ESTATES UNIT NO. 4, AND PROCEEDING THENCE ALONG THE EASTERLY SIDE OF ALBITE ROAD, SOUTH 12°23'37" EAST, 294.95 FEET TO A POINT ON THE NORTHERLY LINE OF A PROPOSED 60 FOOT WIDE ROADWAY; THENCE ALONG SAID NORTHERLY LINE, NORTH 72°34'51" WEST 323.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE, NORTH 72°34'51" EAST, 167.35 FEET; THENCE LEAVING SAID LINE AND PROCEEDING NORTH 17°25'09" WEST 250.94 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3, BLOCK V, OF TOPAZ RANCH ESTATES, UNIT NO.4; THENCE ALONG THE SOUTHERLY LINES OF LOTS 3 AND 2, BLOCK B, SOUTH 77°36'32" WEST 168.00 FEET; THENCE LEAVING SAID LINE AND PROCEEDING SOUTH 17°25'09" EAST, 267.66 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT OVER A 60 FOOT WIDE ROADWAY 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 COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK B OF TOPAZ RANCH ESTATES UNIT NO. 4 AND PROCEEDING THENCE ALONG THE EASTERLY SIDE OF ALBITE ROAD, SOUTH 12°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°01'32", A RADIUS OF 20.00 FEET THROUGH 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°34'51" EAST, 1,436.88 FEET TO A POINT ON THE WESTERLY NORTH 72°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°23'37" EAST, 60.24 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID 60 FOOT WIDE ROADWAY; THENCE ALONG SAID LINE, SOUTH 72°34'51" WEST, 1467.39 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE TANGENT OF WHICH BEARS THE LAST ANGLE OF 84°58'28", A RADIUS OF 20.00 FEET THROUGH 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 POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 1, 1999, AS INSTRUMENT NO. 471706.

