

A.P.N. # 1318-10-411-014

R.P.T.T. \$ 1950.00

ESCROW NO. 060200107

RECORDING REQUESTED BY:
STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:
same as above

WHEN RECORDED MAIL TO:
Eugene Canepa
3085 West Tompkins
Las Vegas, NV 89103

DOC # **0675657**
05/23/2006 03:27 PM Deputy: CF

OFFICIAL RECORD
Requested By:
STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 3 Fee: 16.00
BK-0506 PG- 9178 RPTT: 1950.00



(Space above for Recorder's Use Only)

CORPORATION
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Zephyr Cove Properties Inc., a Nevada Corporation

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

Eugene Cleveland Canepa Trustee of the
Cleve Canepa Family Trust dated July 2001

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **DOUGLAS** State of Nevada,

bounded and described as follows:

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: **May 10, 2006**

Zephyr Cove Properties Inc.

BY:

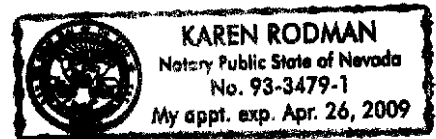
BY: **Harvey Whittemore**
its: **Secretary / Treasurer**

BY: _____

STATE OF Nevada }
COUNTY OF ~~Douglas~~ Clark } ss.

This instrument was acknowledged before me on May 18, 2006
by: Harvey Whittemore

Signature
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)



LEGAL DESCRIPTION

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

A tract of land situate in the County of Douglas, State of Nevada, being in the SW 1/4 of Section 10, Township 13 North, Range 16 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the section corner common to Sections 9, 10, 15 and 16; thence North 23°01'34" East 1269.21 feet to a point on a road, said point being the Northeast corner of Lot 18, Block F, as shown on the map of ZEPHYR HEIGHTS NO. 5 SUBDIVISION, filed on June 7, 1955 Douglas County, Nevada, records; thence North 23°37' East a distance of 23.67 feet to the True Point of Beginning; thence North 23°37' East 16.33 feet; thence on a curve to the right, the tangent of which bears North 66°23' West, having a radius of 4.88 feet through a central angle of 106°33'30" for an arc distance of 9.07 feet; thence North 40°10'30" East 55.97 feet; thence on a curve to the right having a radius of 5.00 feet through a central angle of 61°35' for an arc distance of 5.37 feet; thence South 78°14'30" East 65.18 feet; thence along a curve to the right having a radius of 50.00 feet through a central angle of 34°08'30" for an arc distance of 29.79 feet; thence South 44°06' East 44.79 feet; thence on a curve to the right having a radius of 25.00 feet through a central angle of 79°50' for an arc distance of 34.83 feet; thence South 35°44' West 84.93 feet; thence on a curve to the right having a radius of 50.00 feet through a central angle of 75°16' for an arc distance of 65.68 feet; thence North 69°00' West 17.00 feet; thence on a curve to the right having a radius of 50.00 feet through a central angle of 57°40' for an arc distance of 50.32 feet; thence North 11°20' West a distance of 69.45 feet to the Point of Beginning.

Said premises more fully disclosed as U.S. Government on that certain Plat Map of ZEPHYR HEIGHTS, NO. 6, filed for record in the office of the County Recorder on October 30, 1963, as Document No. 23747.

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"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE
Continued on next page

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Order No. 060200107

HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT
RECORDED MARCH 11, 1981, BOOK 381, PAGE 841, AS FILE NO.
54247, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA."

Subject to:

General and Special Taxes for the fiscal year 2005-06 if any,
and any and all taxes and assessments levied or assessed
subsequent to date of recording.

Covenants, conditions, restrictions, rights of way,
easements and reservations of record if any.

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