

A.P.N.: 1220-10-811-001
File No: 131-2266771 (GB)
R.P.T.T.: \$4,387.50

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0506 PG-12155 RPTT: 4387.50



When Recorded Mail To: Mail Tax Statements To:
Vincent J. Leone, Sr. and Carol Greppi Leone, Trustee
17636 Highway 50
Twin Bridges, CA 95735

GRANT, BARGAIN and SALE DEED

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

William E. Callan and Martha P. Callan, husband and wife as Joint Tenants

do(es) hereby GRANT, BARGAIN and SELL to

Vincent J. Leone, Sr. and Carol Greppi Leone, Trustees of the Leone Revocable Trust
dated February 18, 2004

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

**A PARCEL OF LAND SITUATED, LYING AND BEING WHOLLY WITHIN THE SOUTHEAST
1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

**BEGINNING AT THE SOUTHWEST CORNER OF LOT 49, AS SHOWN ON THE MAP OF
COUNTY CLUB ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 17, 1967, AS DOCUMENT NO. 37147,
OFFICIAL RECORDS; THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID
LOT 49, NORTH 70°04'38" EAST, A DISTANCE OF 207.48 FEET; THENCE NORTH
40°28'03" EAST, A DISTANCE OF 139.00 FEET; THENCE NORTH 61°33' EAST, A
DISTANCE OF 52.24 FEET; THENCE SOUTH 56°29'30" EAST, A DISTANCE OF 139.71
FEET (THE PREVIOUS COURSE IS GENERALLY ALONG THE TOE OF THE DIKE OF THE
CARSON RIVER, SAID TOE ON THE RIVER SIDE OF DIKE); THENCE ALONG THE
NORTHERLY RIGHT OF WAY LINE OF RIVER VIEW DRIVE SOUTH 33°30'30" WEST, A
DISTANCE OF 30.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO
THE NORTHWEST WITH A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 38°30';
THENCE ALONG SAID CURVE, A DISTANCE OF 319.18 FEET; THENCE OF 125.00 FEET
TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST WITH A
RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°; THENCE ALONG SAID CURVE
31.42 FEET; THENCE TANGENT TO SAID CURVE NORTH 17°59'30" WEST, A DISTANCE
OF 122.09 FEET TO THE POINT OF BEGINNING.**

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS GRANTED TO THE COUNTY OF DOUGLAS, IN DEED RECORDED AUGUST 4M 1981, IN BOOK 881, PAGE 189, DOCUMENT NO. 58886, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHEAST CORNER OF LOT 49, AS SHOWN ON THE MAP OF COUNTY CLUB ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 17, 1967, AS DOCUMENT NO. 37147, OF OFFICIAL RECORDS; THENCE SOUTH 58°27'00" EAST, A DISTANCE OF 120.00 FEET TO A POINT; THENCE NORTH 61°33'00" EAST, A DISTANCE OF 52.24 FEET TO A POINT; THENCE SOUTH 56°29'30" EAST, A DISTANCE OF 109.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 56°29'30" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE, A COUNTY ROAD; THENCE SOUTH 33°30'30" EAST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET THROUGH A CENTRAL ANGLE OF 38°30'00" A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTH 38°30'30" EAST, A DISTANCE OF 48.00 FEET TO A POINT; THENCE NORTH 23°00'30" EAST, A DISTANCE OF 41.00 FEET TO A POINT; THENCE NORTH 40°00'30" EAST, A DISTANCE OF 36.00 FEET TO A POINT; THENCE NORTH 6°00'30" EAST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTH 43°23'20" EAST, A DISTANCE OF 30.12 FEET TO TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 2, 1994 AS DOCUMENT NUMBER 336559 OF OFFICIAL RECORDS. *Book 0594 page 91*

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: 04/05/2006



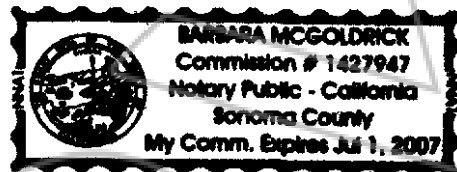
0676268

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BK- 0506
PG- 12156
05/31/2006

William E. Callan
William E. Callan

Martha P. Callan
Martha P. Callan



STATE OF ~~NEVADA~~ Calif)
: ss.
COUNTY OF ~~CARSON CITY~~)
Sonoma

This instrument was acknowledged before me on May 29, 2006 by
William E. Callan and Martha P. Callan.

Barbara McGoldrick
Notary Public
(My commission expires: 7-1-07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 05, 2006** under Escrow No. **131-2266771**.

