

A.P.N.: 1220-17-614-010
File No: 143-2271295 (MO)
R.P.T.T.: \$1,345.50

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0606 PG- 3139 RPTT: 1345.50



When Recorded Mail To: Mail Tax Statements To:
Trudi Lynn Merriam and Charles Dana Merriam, IV
1182 Manhattan Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Bryan W. Wagner and Rachelle J. Nicolle, Co-Trustees of the Nicolle-Wagner Family Trust
U/D/T August 15, 2000

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

Trudi Lynn Merriam and Charles Dana Merriam IV, wife and husband as joint tenants
with right of survivorship

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

See Exhibit "A"

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: 05/03/2006

Nicolle-Wagner Family Trust

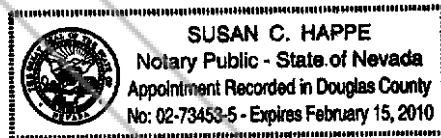
Bryan W. Wagner, Co-Trustee

Rachelle J. Nicolle, Co-Trustee

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

This instrument was acknowledged before me on May 4, 2006 by
Nicolle-Wagner Family Trust, Bryan W. Wagner and Rachelle J. Nicolle, Trustees.

Susan C. Happe
Notary Public
(My commission expires: 2/15/2010)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 03, 2006** under Escrow No. **143-2271295**.



EXHIBIT 'A'

PARCEL 1:

LOT 28, IN BLOCK G, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF RANCHO ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972, IN BOOK 1072, PAGE 642, AS DOCUMENT NO. 62493.

PARCEL 2:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE EAST 1/2 OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LOT LINE ADJUSTMENT BETWEEN LOT 28, BLOCK G, AS SHOWN ON THE AMENDED MAP OF RANCHOS ESTATES FILED FOR RECORD IN BOOK 1072, AT PAGE 642, AS DOCUMENT NO. 62493, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND, THE LANDS OF BING CONSTRUCTION CO. AS DESCRIBED IN DEED FILED FOR RECORD IN BOOK 988, AT PAGE 2125, AS DOCUMENT NO. 186378, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 28, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID AMENDED RANCHO ESTATES, NORTH 89°45'31" EAST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF MANHATTAN WAY;
THENCE ALONG THE EXTENSION OF SAID CENTERLINE SOUTH 00°11'05" EAST, A DISTANCE OF 24.00 FEET;
THENCE LEAVING SAID CENTERLINE EXTENSION, SOUTH 89°45'31" WEST, A DISTANCE OF 206.21 FEET;
THENCE NORTH 12°54'25" EAST, A DISTANCE OF 24.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28;
THENCE ALONG THE SOUTH LINE OF SAID LOT SOUTH 89°45'31" WEST, A DISTANCE OF 170.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT AND THE TRUE POINT OF BEGINNING.**

EXCEPTING THEREFROM:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 28, WHICH POINT IS THE TRUE POINT OF BEGINNING;
THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID AMENDED RANCHO ESTATES NORTH 89°45'31" EAST, A DISTANCE OF 30.00 FEET TO THE CENTERLINE OF MANHATTAN WAY;
THENCE ALONG THE EXTENSION OF SAID CENTERLINE SOUTH 00°11'05" EAST, A DISTANCE OF 24.00 FEET;**



**THENCE LEAVING SAID CENTERLINE EXTENSION SOUTH 89°45'31" WEST, A
DISTANCE OF 30.00 FEET;
THENCE NORTH 00°11'05" WEST, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF
BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT
CERTAIN DOCUMENT RECORDED APRIL 12, 2004 IN BOOK 0404, PAGE 05162, AS
INSTRUMENT NO. 609975.**

COPY

