

DOC # 0678429  
06/30/2006 09:29 AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN TITLE COMPANY

A.P. No. 1418-34-210-010  
Escrow No. 123-2276593-CHT/WDB  
R.P.T.T. \$28,860.00

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0606 PG-10711 RPTT: 28860.00

*WHEN RECORDED RETURN TO:*

Robert L. Rodriguez and Suzanne D. Boyer  
2206 John Street  
Manhattan Beach, CA 90266

*MAIL TAX STATEMENTS TO:*

2206 John Street  
Manhattan Beach, CA 90266

**GRANT, BARGAIN and SALE DEED**

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

Bruce C. Lindstrom, a single person

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

Robert L. Rodriguez and Suzanne D. Boyer, **husband and wife** as community property with right of survivorship the real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

**LOT 9, AS SHOWN ON THE AMENDED MAP OF LAKERIDGE ESTATES NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON FEBRUARY 23, 1959, AS DOCUMENT NO. 14083.**

**EXCEPTING THEREFROM ALL THAT PORTION THEREOF, LYING BELOW THE NATURAL ORDINARY LOW WATER LINE OF LAKE TAHOE.**

**PARCEL 2:**

**A PERPETUAL EASEMENT FOR INGRESS, EGRESS AND PARKING PURPOSES BY PEDESTRIANS, MOTOR VEHICLES, OR HUMAN POWERED VEHICLES DESCRIBED AS FOLLOWS:**

**A PORTION OF THE NORTHWEST QUARTER (NW 1/4) SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF PARCEL 9 AS SET FORTH ON THAT CERTAIN REVISED PLAT OF LAKERIDGE ESTATES NO. 1, THAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON THE 23RD DAY OF FEBRUARY, 1959 IN BOOK 1 OF MAPS, AS DOCUMENT NO. 14083; THENCE NORTH 73°04'40" WEST, 21.88 FEET ALONG SAID LINE BETWEEN PARCELS 9 AND 10; THENCE NORTH 67°48'17" EAST, 12.51 FEET; THENCE SOUTH 57°50'00" EAST, 37.73 FEET TO THE POINT OF BEGINNING.**

**PARCEL 3:**

**AN EXCLUSIVE AND PERPETUAL PRESCRIPTIVE EASEMENT FOR BEACH, LITTORAL, RECREATIONAL, RESIDENTIAL, AND OTHER USES OVER AND ACROSS THE FOLLOWING PARCEL OF LAND:**

**BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHERLY TO A POINT ON THE LOW WATER LINE AT ELEVATION 6,223 FEET, LAKE TAHOE DATUM; THENCE WESTERLY AND NORTHERLY ALONG THE LOW WATER LINE TO A POINT WHICH BEARS WESTERLY OF THE NORTHWEST CORNER OF LOT 9; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 9; THENCE SOUTHERLY TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE MEETS AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 16, 1996 IN BOOK 0296, PAGE 2834, AS INSTRUMENT NO. 381470.**

**PARCEL 4:**

**AN EASEMENT FOR OUTDOOR BARBEQUE AND ACCESS WALKWAY AS DESCRIBED IN AN AGREEMENT BY AND BETWEEN CARL STRICKLAND AND BRUCE LINDSTROM RECORDED AUGUST 4, 2005 IN BOOK 0805, PAGE 2259, AS INSTRUMENT NO. 651328.**

*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: 06/09/2006

6/23/06



Bruce C. Lindstrom  
Bruce C. Lindstrom

STATE OF NEVADA )  
                  *Douglas* : ss.  
COUNTY OF ~~WASHOE~~ )

This instrument was acknowledged before me on  
June 23, 2006 by  
**Bruce C. Lindstrom.**

Jodi O. Stovall  
Notary Public  
(My commission expires: 11-15-06 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/09/2006 under Escrow No. 123-2276593

