

A.P.N.: 1220-24-810-022
File No: 142-2279319 (MK)
R.P.T.T.: \$1,790.10

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0706 PG- 7722 RPTT: 1790.10



When Recorded Mail To: Mail Tax Statements To:
Stewart Burgard and Julie Burgard
624 Stagecoach Road 624 Stagecoach Road
Gardnerville, NV 89410 Gardnerville NV 89410

GRANT, BARGAIN and SALE DEED

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

Arnold Jay Flynt and Valerie M. Flynt, husband and wife as joint tenants

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

Norman S. Burgard and Julie A. Burgard, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

ALL THAT REAL PROPERTY SITUATE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 60°33'57" WEST 1193.82 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 55°19'30" EAST 416.72 FEET TO A POINT ON THE NORTHWESTERLY LINE OF MORGAN CIRCLE; THENCE ALONG SAID NORTHWESTERLY LINE ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 535 FEET, A CENTRAL ANGLE OF 17°45'00", AND AN ARC LENGTH OF 165.74 FEET; THENCE NORTH 25°03'02" WEST 222.69 FEET; THENCE SOUTH 81°38'10" WEST 389.62 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 10, UNOFFICIAL THOMPSON ACRES.

PARCEL 2:

A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN WIDTH LYING 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MONUMENT SET AT THE CENTERLINE INTERSECTION OF PALOMINO LANE AND MUSTANG LANE, AS SAID MONUMENT AND LANES ARE SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD APRIL 14, 1965 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA AS DOCUMENT NO. 27706; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH, A DISTANCE OF 515.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300 FEET, AN ANGLE OF 31°00', AN ARC LENGTH OF 162.32 FEET, TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT WITH AN ANGLE OF 85°30' WHOSE RADIUS IS 275 FEET, AN ARC LENGTH OF 410.37 FEET; THENCE SOUTH 61°40' EAST, A DISTANCE OF 161.91 FEET; THENCE NORTH 36°00' EAST, A DISTANCE OF 68.64 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 510 FEET, AN ANGLE OF 29°00', AN ARC LENGTH OF 258.13 FEET; THENCE NORTH 65°00' EAST, A DISTANCE OF 293.33 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 500 FEET, AN ANGLE OF 21°00', AN ARC LENGTH OF 183.26 FEET; THENCE NORTH, A DISTANCE OF 608.91 FEET TO THE POINT OF ENDING.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE LINES OF PARCEL NO. 1 HEREINABOVE.

PARCEL 3:

A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 25 FEET IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT SET AT THE CENTERLINE INTERSECTION OF PALOMINO LANE AND MUSTANG LANE, AS SAID MONUMENT AND LANES ARE SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD APRIL 14, 1965 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 27706; THENCE EAST ALONG THE CENTERLINE OF PALOMINO LANE (50 FEET IN WIDTH) A DISTANCE OF 649.93 FEET; THENCE SOUTH A DISTANCE OF 25 FEET; THENCE WEST, A DISTANCE OF 649.93 FEET; THENCE NORTH, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM ALL THAT PORTION LYING WITHIN THE LINES OF PARCEL NO. 2 HEREINABOVE.

PER NRS 111.312 THE ABOVE LEGAL DESCRIPTION WAS PREVIOUSLY SHOWN IN A DOCUMENT RECORDED DECEMBER 8, 2003 IN BOOK 1203, PAGE 3199, AS DOCUMENT NO. 598941 OF OFFICIAL RECORDS.

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: 06/22/2006



