

OFFICIAL RECORD

Requested By:
GEORGE M KEELE ESQ

WHEN RECORDED MAIL TO:
GEORGE M. KEELE, ESQ.
1692 County Road, #A
Gardnerville, NV 89410

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0806 PG- 5862 RPTT: # 7

Mail tax statements to:
MICHELE ANNE LEONIS
1299 Toler Lane
Gardnerville, NV 89410



APN: 1220-04-101-022

R.P.T.T. #7

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That MICHELE LEONIS, a widow, in consideration of \$10.00 plus, the receipt of which is hereby acknowledged, hereinafter referred to as GRANTOR, does hereby Grant, Bargain, Sell and Convey to MICHELE ANNE LEONIS, Trustee of The MICHELE ANNE LEONIS TRUST dated 8/14, 2006, and to the heirs and assigns of such GRANTEE forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 1299 Toler Lane, Gardnerville, Nevada, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE.

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.

Witness my hand this 14 day of August, 2006.

Michele Leonis
MICHELE LEONIS

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 14th day of August, 2006, by MICHELE LEONIS.

Mary E. Baldecchi
Notary Public

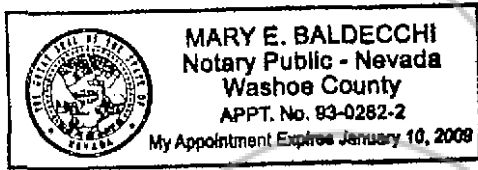


EXHIBIT A
LEGAL DESCRIPTION

All that certain piece of property lying in the Town of Gardnerville, Douglas County, State of Nevada, particularly described as follows:

Commencing at a point thirty (30) feet south from the N.E. corner of the N.W. quarter of Sec. 4, T. 12 N., R. 20 E., M.D.B.&M., and running thence southerly 417 feet; thence at right angle westerly 100 feet; thence at right angle northerly 417 feet to the main road or highway; thence at right angle easterly 100 feet to the point of beginning;

EXCEPT THEREFROM the following certain piece or parcel of land lying in the NE-1/4 or the NW-1/4 of Section 4, T. 12 N., R. 20 E., M.D.B.&M., and more particularly described by metes and bounds as follows, and as delineated in Book Y of Deeds, Page 497, Douglas County Records, recorded October 6, 1948:

Beginning at the southwest corner of the property of said first parties, 57.68 feet right of and at right angles to Highway Engineer's Station "A" 365+09.34 P.O.T. on State Highway Route No. 3; said point of beginning further described as bearing S 80°35'06" W a distance of 2783.10 feet from the northeast corner of said Section 4; thence N 0°17' W along the westerly property and fence line of said first parties a distance of 218.78 feet to a point; thence N 89°52'30" E a distance of 101.30 feet, more or less, to a point on the fence line and east boundary of the NE-1/4 of the NW-1/4 of said Section 4; thence S 0°28' E along said boundary and fence line a distance of 219.00 feet, more or less, to a point on the southeast corner of the property of said first parties; thence West along the southerly property and fence line of said first parties a distance of 102.00 feet, more or less, to the point of beginning.

Per NRS 111.312, this legal description was previously recorded as Document No. 324394, in Book 1293, Page 1451, on December 7, 1993.

