

A.P.N.: 1022-13-001-015  
File No: 142-2285644 (MK)  
R.P.T.T.: \$0 (#7)

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0806 PG- 7801 RPTT: # 7



When Recorded Mail To: Mail Tax Statements To:  
Richard P. Reeves and Gloria A. Reeves  
3011 Pine Valley Road 3011 Pine Valley Road  
Gardnerville, NV 89410 Gardnerville NV 89410

**GRANT, BARGAIN and SALE DEED**

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

Richard Reeves, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Richard P. Reeves and Gloria A. Reeves, Co-Trustees of Reeves Family Trust U/D/T May 11, 2005

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

**See Exhibit " A" Attached hereto and made a part hereof**

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: 08/18/2006

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY, NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST AMERICAN TITLE CO.

*Richard Reeves*

\_\_\_\_\_  
RICHARD REEVES

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

This instrument was acknowledged before me on August 18, 2006  
\_\_\_\_\_ by

Richard Reeves  
*[Signature]*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 10-7-09)

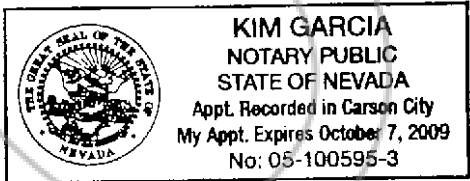


EXHIBIT "A"

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

PARCEL 1:

Being all that portion of Section 13, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Commencing at North quarter corner of Section 14, Township 10 North, Range 22 East, M.D.B. & M., thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East a distance of 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence continuing South 13°00' East 360.80 feet to a point; thence on a curve to the left, the tangent of which bears the last described course, having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet; thence North 76°34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet; thence South 74°27' East a distance of 990.82 feet; thence South 15°33' West a distance of 880.00 feet to the True Point of Beginning; thence from said Point of Beginning, South 16°20'55" West 591.80 feet; thence South 50°07'47" East 878.44 feet; thence North 27°50'30" East 975.89 feet; thence North 74°27' West 1000.00 feet to the True Point of Beginning.

Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada, on October 10, 1969, under File No. 45991, and the above described parcel shown as Parcel 33.

PARCEL 2:

Being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall insure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width, the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14, a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right of way line of State Route No. 3, the True Point of Beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left; the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16°40'22" for an arc distance of 145.50 feet; thence North 49°05'23" East a distance of 1161.73 feet to the True Point of Ending.



Continued...

**EXHIBIT "A" CONTINUED**

ALSO Commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to the True Point of Beginning; thence North 76°34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet; thence South 74°27' East a distance of 3465.80 feet to the True Point of Ending.

Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada, on October 10, 1969, under File No. 45991, and the above described easements shown as Bosler Way and Kyle Drive.

ALSO Commencing at North quarter corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right of way line of State Route No. 3; thence South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to a point; thence North 76°34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet; thence South 74°27' East a distance of 1990.82 feet to the True Point of Beginning; thence South 15°33' West 880.00 feet to the Point of Ending.

Reference is made to Record of Survey filed in the Office of the County Recorder of Douglas County, Nevada, on October 10, 1969, under File No. 45991, upon which the last above described easement is delineated.

NOTE: Legal description previously contained in Document No. 636668, in Book 0205, at Page 4860, recorded on February 14, 2005.