

DOC # 0684204
09/11/2006 01:25 PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

A.P.N.: 1220-17-101-006
File No: 143-2288089 (MO)
R.P.T.T.: \$0.00 (# 3)

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0906 PG- 2995 RPTT: # 3



When Recorded Mail To: Mail Tax Statements To:
Rebecca Inman
1005 Centerville Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Rebecca Ellen Inman, a married woman as her sole and seperate property

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

Rebecca Ellen Inman, an unmarried woman

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

**A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17,
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., PARTICULARLY DESCRIBED AS
FOLLOWS:**

PARCEL 1 :

COMMENCING AT THE FOUND IRON PIPE WHICH IS THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 89°40'31" WEST, A DISTANCE OF 4978.42 FEET TO A POINT IN A FENCE LINE, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT F. CERVENAK, ET UX, ET AL, RECORDED DECEMBER 22, 1967, IN BOOK 56 OF OFFICIAL RECORDS AT PAGE 232, DOUGLAS COUNTY, NEVADA, RECORDS: THENCE SOUTH 89°32'00" WEST ALONG SAID FENCE LINE A DISTANCE OF 133.50 FEET TO A POINT IN THE CENTERLINE OF A 20.00 FOOT WIDE NON-EXCLUSIVE ROADWAY EASEMENT, BEING THE NORTHWEST CORNER OF THE PROPERTY AS CONVEYED TO EDWARD L. ISAAC, ET UX, BY DEED RECORDED AUGUST 11, 1970 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 49030; THENCE SOUTH 00°20'41" EAST ALONG THE WEST LINE OF SAID ISAAC PROPERTY AND THE CENTERLINE OF SAID ROADWAY EASEMENT A DISTANCE OF 326.70 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID ISAAC PROPERTY, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°20'41" EAST A DISTANCE OF 487.22 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO ROBERT F. CERVENAK, ET UX, ET AL, AS ABOVE REFERRED TO; THENCE NORTH 88°18'10" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 133.50 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID CERVENAK, ET UX, ET AL, PROPERTY, THENCE NORTH 00°20'41" WEST ALONG THE EAST LINE OF SAID CERVENAK, ET UX, ET AL, PROPERTY A DISTANCE OF 484.34 FEET TO THE SOUTHEAST CORNER OF SAID ISAAC, ET UX, PROPERTY, AS ABOVE REFERRED TO: THENCE SOUTH 89°32'00" WEST ALONG THE SOUTH LINE OF SAID ISAAC, ET UX, PROPERTY A DISTANCE OF 133.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2 :

COMMENCING AT THE FOUND IRON PIPE WHICH IS THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH 89°40'31" WEST A DISTANCE OF 4978.42 FEET TO A POINT IN THE FENCE LINE, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ROBERT F. CERVENAK, ET UX, ET AL, RECORDED DECEMBER 22, 1967, IN BOOK 56 OF OFFICIAL RECORDS AT PAGE 232, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE SOUTH 89°32'00" WEST ALONG SAID FENCE LINE A DISTANCE OF 267.59 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 17, BEING THE NORTHWEST CORNER OF SAID CERVENAK, ET UX, ET AL, PROPERTY; THENCE SOUTH 00°21'00" EAST ALONG SAID SECTION LINE A DISTANCE OF 826.80 FEET TO A POINT IN SAID SECTION LINE AT THE SOUTHWEST CORNER OF SAID CERVENAK, ET UX, ET AL, PROPERTY, THE TRUE POINT OF BEGINNING; THENCE NORTH 00°21'00" WEST ALONG THE WEST LINE OF SAID CERVENAK, ET UX, ET AL, PROPERTY A DISTANCE OF 211.27 FEET, TO A POINT; THENCE NORTH 89°32'00" EAST A DISTANCE OF 134.09 FEET TO A POINT IN THE WEST LINE OF THE ABOVE DESCRIBED PARCEL 1, THENCE SOUTH 00°20'41" EAST ALONG THE WEST LINE OF THE ABOVE DESCRIBED PARCEL 1, A DISTANCE OF 208.39 FEET MORE OR LESS, TO POINT IN THE SOUTH LINE OF THE ABOVE REFERRED TO CERVENAK, ET UX, ET AL, PROPERTY; THENCE SOUTH 88°18'10" WEST ALONG SAID SOUTH LINE A DISTANCE OF 134.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3 :

TOGETHER WITH A NON-EXCLUSIVE ROADWAY EASEMENT 20.00 FEET IN THE WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL OF PROPERTY AS CONVEYED TO EDWARD L. ISAAC, ET UX, BY DEED RECORDED AUGUST 11, 1970 IN




THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 49030 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 17, BEARS NORTH 89°32'00" EAST A DISTANCE OF 133.50 FEET AND NORTH 89°40'31" EAST A DISTANCE OF 4978.42 FEET; THENCE FROM THE POINT OF BEGINNING, SOUTH 00°20'41" EAST ALONG SAID CENTERLINE A DISTANCE OF 605.53 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL 2. THE POINT OF TERMINATION OF SAID EASEMENT.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED, JANUARY 21, 2005 IN BOOK 0105, PAGE 7374, AS INSTRUMENT NO. 0634960.

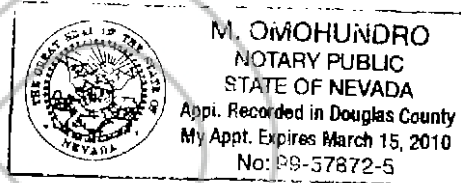
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/06/2006

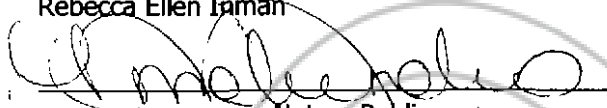



Rebecca Ellen Inman

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



This instrument was acknowledged before me on
9.6.06 by

Rebecca Ellen Inman

Notary Public
(My commission expires: 3/15/10)

