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Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK- 1206 PG- 5765 RPTT: # 7



When Recorded Mail To: Mail Tax Statements To:
Richard Luippold and Marjorie Luippold
Post Office Box 1198
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Marjorie Merrill Luippold, Trustee of the Marjorie Merrill Luippold 1996 Trust U/T/D
September 30, 1996

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

Richard Luippold and Marjorie Luippold, husband and wife

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

PARCEL 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M., THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED TO HIGH T. HARRISON, ET UX, RECORDED MAY 15, 1956, IN BOOK C-1 OF DEEDS, PAGE 49, DOUGLAS COUNTY, NEVADA, RECORDS, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 23 BEARS 89°56'50" EAST 410.40 FEET AND SOUTH 29°59'42" EAST 378.30 FEET; THENCE FROM THE POINT OF BEGINNING NORTH 0°03'10" EAST 120.00 FEET; THENCE NORTH 89°56'50" WEST 100 FEET; THENCE SOUTH 0°03'10" WEST 120.00 FEET TO A POINT IN THE SOUTH LINE OF PROPERTY ABOVE REFERRED TO; THENCE SOUTH 89°56'50" EAST 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR INGRESS TO SAID PARCEL FROM HIGHWAY 50, AND EGRESS THEREFROM TO SAID HIGHWAY TO BE USED IN COMMON WITH OTHERS ENTITLED TO USE THE SAME OVER THE STRIPS OF PARCELS DESCRIBED IN DOCUMENTS RECORDED MARCH 11, 1961, IN BOOK 9, PAGES 224, 225, 226 AND 227, DOUGLAS COUNTY, NEVADA RECORDS, AND OVER THAT STRIP OF LAND 20 FEET IN WIDTH THAT LIES 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 50 AND WHICH BEARS NORTH 21°15'55" WEST A DISTANCE OF 703.06 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34 TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M; THENCE NORTH 89°56'12" WEST 285.00 FEET TO A POINT; THENCE SOUTH 47°23'50" WEST 114.00 FEET; THENCE SOUTH 76°00'00" WEST 48.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 13°34'00" WEST 71.70 FEET; THENCE SOUTH 32°37'30" EAST 59.26 FEET TO THE NORTHERLY LINE OF THE PARCEL OF GROUND CONVEYED BY THIS DEED. THE LINES OF SAID 20-FOOT STRIP ARE TO BE LENGTHENED OR SHORTENED TO INTERSECT THE NORTHERLY LINE OF SAID PARCEL OF GROUND.

NOTE (NRS 111.312): THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 2004 IN BOOK 204, PAGE 3798 AS DOCUMENT NO. 604235.

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: 12/11/2006



Marjorie Merrill Luippold
Marjorie Merrill Luippold, Trustee

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

This instrument was acknowledged before me on
12-11-06 by

Marjorie Merrill Luippold

Rosalind Smith

Notary Public

(My commission expires:) 5-19-07

