

DOC # 0691102
12/19/2006 02:51 PM Deputy: SD

OFFICIAL RECORD

Requested By:

WESTERN TITLE COMPANY INC

APN: 1220-15-510-015

RPTT \$0.00 #4

WHEN RECORDED MAIL TO:

Name Charles E. Fecteau, Jr.
Address 992 Riverview Drive
City,State Gardnerville, NV
Zip 89460

MAIL TAX STATEMENTS TO:

Name Charles E. Fecteau, Jr.
Address 992 Riverview Drive
City,State Gardnerville, NV
Zip 89460
Order 007201-LMS
No.

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-1206 PG- 6953 RPTT: # 4



(SPACE ABOVE THIS LINE FOR RECORDERS USE)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Charles Fecteau, Jr. and Wendy Fecteau, both unmarried persons, joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Charles E. Fecteau Jr., an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 12/19/2006

Charles Fecteau Jr.
Charles Fecteau Jr.

Wendy Fecteau
Wendy Fecteau

STATE OF NEVADA

} ss

COUNTY OF Douglas

This instrument was acknowledged before me on

Dec. 18, 2006

by Charles Fecteau Jr. & Wendy Fecteau

Anu Wright
Notary Public

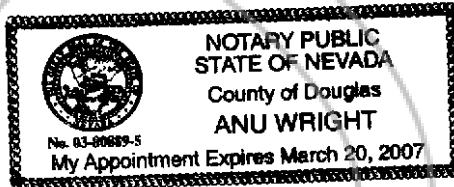


EXHIBIT "A"

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

PARCEL 1:

Lot 14, as shown on the map of the Official Plat of GARDNERVILLE RANCHOS, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 1964, in Book 1 of Maps, Page 40, File No. 26665.

PARCEL 2:

Together with an easement for ingress, egress and maintenance of drainage facilities over a portion of Lot 1 as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 3, recorded in the office of the Douglas County Recorder on June 4, 1965, as document No. 28378, as reserved in Deed from C.E. Swift to Willard D. Atwell and Sammie L. Atwell, recorded July 21, 1975, in Book 1275, Page 588, as Document No. 81717 Official Records, Douglas County, Nevada, described as follows:

Beginning at the most Southerly corner of said Lot 1; thence North 43°00'30" East, 121.95 feet to a point; thence in a Northwesterly direction, 152 feet more or less to a point on the Easterly side of Riverview Drive, said point being 146 feet from the Southerly line of Fairway Drive; thence South 43°00'30" West, to the Southwesterly corner of said Lot 1, which is also the subdivision boundary; thence South 36°07'01" East, 152.74 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 12, 2001, as Document No. 524846 of Official Records.

