

A.P.N. # 1320-32-812-012

R.P.T.T. \$ 0
ESCROW NO. 070100326
RECORDING REQUESTED BY:
STEWART TITLE COMPANY
MAIL TAX STATEMENTS TO:
Same as below

DOC # **0697240**
03/16/2007 03:27 PM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART TITLE OF DOUGLAS
COUNTY
Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0307 PG- 5583 RPTT: # 5



WHEN RECORDED MAIL TO:
Grantee
P.O. Box 1396
Grand, NV 89410

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daniel R. Shipman, a married man**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Sharon L. Shipman, a married woman as her sole & separate property**

and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of **Douglas** State of Nevada, bounded and described as :

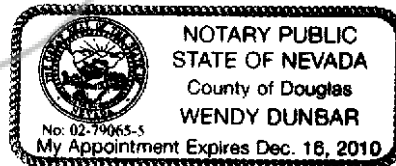
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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.

DATE: **March 14, 2007**

Daniel R. Shipman
Daniel R. Shipman



STATE OF Nevada }
 } ss.
COUNTY OF Douglas }

This instrument was acknowledged before me on 3/16/07,
by, Daniel R. Shipman

Signature *Wendy Dunbar*
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 070100326

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

A Parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwesterly corner of Revised Lot 12, said point bears North 49°54'30" West, 91.45 feet from the centerline radius point of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8" rebar with aluminum cap stamped PLS 6497 inside of a survey well;

thence North 23°32'15" West, 52.50 feet;
thence North 66°27'45" East, 36.00 feet;
thence South 23°32'15" East, 32.75 feet;
thence South 66°27'45" West, 6.00 feet;
thence South 23°32'15" East, 28.25 feet;
thence South 66°27'45" West, 20.00 feet;
thence North 23°32'15" West, 8.50 feet;
thence South 66°27'45" West, 10.00 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a lot line adjustment for WALLER/FITCH PATIO HOMES HOMEOWNERS ASSOCIATION recorded in the Office of the Recorder of Douglas County, on March 11, 1998, in Book 398, at Page 2283, as File No. 434596, Douglas County, Nevada.

APN 1320-32-812-012

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 25, 2005, BOOK 0505, PAGE 11329, AS FILE NO. 645230, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



BK- 0307
PG- 5584