DOC # 0700001 04/30/2007 09:11 AM Deputy: DW OFFICIAL RECORD Requested By: FIRST AMERICAN TITLE COMPANY

A.P.N.:

1318-22-002-010

File No:

121-2300140 (CD)

R.P.T.T.:

Stateline, NV 89449

\$0 / 5 C

Douglas County - NV Werner Christen - Recorder

Of Page: 1 3

Fee: 16.00 PG- 8891 RPTT: BK-0407



When Recorded Mail To: Mail Tax Statements To: William F. Kartozian Post Office Box 5640

## GRANT, BARGAIN and SALE DEED

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

Leticia Kartozian, spouse of the grantee herein

do(es) hereby GRANT, BARGAIN and SELL to

William F. Kartozian, a married man, as his sole and separate property

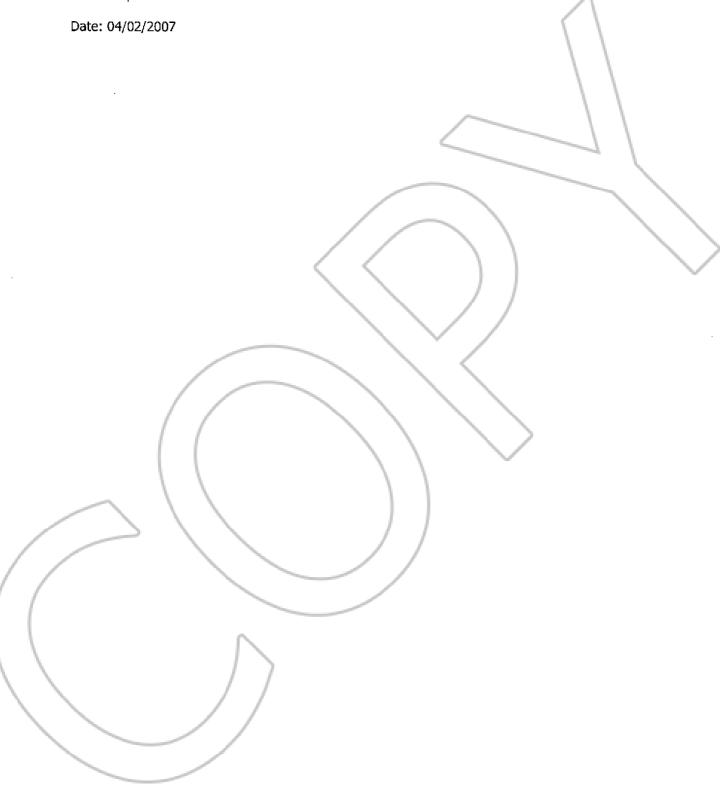
the real property situate in the County of Douglas, State of Nevada, described as follows:

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF THE PARCEL ON THE WEST SIDE OF THE HIGHWAY RIGHT-OF-WAY LINE CREATED BY DEED RECORDED IN BOOK U OF DEEDS, PAGE 110, DOUGLAS COUNTY, NEVADA RECORDS, SAID POINT BEING DESCRIBED AS BEARING SOUTH 60°13' WEST 127.20 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M.; THENCE NORTH 61°00' WEST 350 FEET; THENCE NORTH 18°24'08" EAST 666.36 FEET TO THE TRUE POINT OF BEGINNING FOR THE DESCRIPTION OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 18°24'08" EAST A DISTANCE OF 20 FEET; THENCE SOUTH 61°00' EAST A DISTANCE OF 100 FEET; THENCE NORTH 18°25'47" EAST 141.26 FEET; THENCE SOUTH 61°11' EAST A DISTANCE OF 250 FEET TO A POINT ON THE WEST SIDE OF SAID HIGHWAY RIGHT-OF-WAY LINE; THENCE FROM A TANGENT BEARING SOUTH 8°43'25" WEST CURVING TO THE RIGHT ALONG THE WESTERLY SIDE OF SAID HIGHWAY RIGHT-OF-WAY LINE WITH A RADIUS OF 2,460 FEET THROUGH AN ANGLE OF 3°46'19" AN ARC DISTANCE OF 161.95 FEET TO A POINT; THENCE NORTH 61°52'31" WEST A DISTANCE OF 371.52 FEET TO THE TRUE POINT OF BEGINNING.

**EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES** OF U.S. HIGHWAY 50 AND KAHLE DRIVE.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 10, 1958 IN BOOK D-1, PAGE 67 OF DEEDS AS INSTRUMENT NO. 12872, DOUGLAS COUNTY, NEVADA.

*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.



State of Leticia Kartozian

STATE OF LNEVADA

COUNTY OF Contra Costa

State Of Contra Costa

Country Of Contra Costa

Country Of Contra Costa

Contra Contra Costa

Contra Contra Costa

Contra Contra Costa

Contra Contra

This instrument was acknowledged before me on \_\_\_\_ **Leticia Kartozian**. \_\_\_\_ by

M. Chelle J. Wood
Notary Public

(My commission expires:

MICHELLE L. WOOD COMM. # 1676532 OF COMMA. # 1676532 OF COMMA COSTA COUNT:
MY COMM. EXP. JUNE 20, 2010

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 02, 2007** under Escrow No. **121-2300140**.

BK- 0407 PG- 8893 04/30/2007