

A.P.N.: 1318-22-002-010  
File No: 121-2300140 (CD)  
R.P.T.T.: \$0 / 5 C

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0407 PG- 8891 RPTT: # 5



When Recorded Mail To: Mail Tax Statements To:  
William F. Kartoizian  
Post Office Box 5640  
Stateline, NV 89449

**GRANT, BARGAIN and SALE DEED**

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

Leticia Kartoizian, spouse of the grantee herein

do(es) hereby GRANT, BARGAIN and SELL to

William F. Kartoizian, 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.

Date: 04/02/2007

COPY

Leticia Kartoajian  
Leticia Kartoajian

STATE OF California )  
~~NEVADA~~ )  
COUNTY OF Contra Costa ) : SS.

This instrument was acknowledged before me on 4/11/07 by  
**Leticia Kartoajian.**

Michelle L. Wood  
Notary Public  
(My commission expires: 6/20/10)



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

