

A.P.N.: 1318-16-810-026
File No: 141-2316557 (NMP)
R.P.T.T.: \$4,666.35

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0507 PG-4027 RPTT: 4666.35



When Recorded Mail To: Mail Tax Statements To:
Christopher M. Probert and Sarah Probert
Post Office Box 258
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

James E. Jones and Julie R. Jones, Trustee's of The James E. Jones Family Trust, dated 7/27/1990 and restated 12/15/1999

do(es) hereby GRANT, BARGAIN and SELL to

Christopher M. Probert and Sarah Probert, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

THOSE PORTIONS OF LOTS 54 AND 55, AS SHOWN ON THE OFFICIAL MAP OF THE ELKS SUBDIVISION, LAKE TAHOE, NEVADA FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 4, 1927. SAID MAP WAS AMENDED ON JANUARY 5, 1928, AND SECOND AMENDED MAP ON JUNE 5, 1952, AND FURTHER SET FORTH ON THE LOT LINE ADJUSTMENT RECORD OF SURVEY FOR GEORGE DUPUY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 25, 1979 AS DOCUMENT NO. 34802; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 54; THENCE SOUTH 84°42'33" EAST, A DISTANCE OF 58.00 FEET TO A POINT; THENCE 14°16'16" WEST; A DISTANCE OF 23.88 FEET TO A POINT; THENCE NORTH 5°17'27" EAST; A DISTANCE OF 12.00 FEET TO A POINT; THENCE NORTH 30°30'00" WEST, A DISTANCE OF 15.82 FEET TO A POINT; THENCE NORTH 59°30'00" EAST; A DISTANCE OF 11.40 FEET TO A POINT; THENCE NORTH 5°17'27" EAST; A DISTANCE OF 47.00 FEET, MORE OR LESS TO A POINT WHICH IS THE NORTHEAST CORNER OF LOT 54; THENCE SOUTH 84°42'33" WEST; A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 5°17'27" WEST; A DISTANCE OF 100.00 TO THE TRUE POINT OF BEGINNING.

NOTE: ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 28, 2006, BOOK 0206, PAGE 9172, AS INSTRUMENT NO. 0668834.

PARCEL 2:

ALL THAT REAL PROPERTY SITUATE WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A PORTION OF ADJUSTED LOT 55 OF SECOND AMENDED ELKS SUBDIVISION, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR GEORGE DUPUY, FILED FOR RECORD IN BOOK 779, AT PAGE 1442 AS DOCUMENT NO. 34802 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO ADJUSTED LOTS 54 & 55, AS SHOWN ON SAID RECORD OF SURVEY, DOCUMENT NO. 34802, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW AVENUE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG THE LOT LINE COMMON TO SAID ADJUSTED LOTS 54 AND 55, THE FOLLOWING 3 COURSES AND DISTANCES;

NORTH 14°16'16" WEST, 23.88 FEET;

NORTH 05°17'27" EAST, 12.00 FEET;

NORTH 30°30'00" WEST, 9.39 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID COMMON LOT LINE, THE FOLLOWING 2 COURSES AND DISTANCES;

NORTH 30°30'00" WEST, 6.43 FEET;

NORTH 59°30'00" EAST, 7.40 FEET;

THENCE LEAVING SAID COMMON LINE, SOUTH 18°31'42" WEST, 9.81 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION WAS PREPARED BY: TURNER & ASSOCIATES, INC., LAND SURVEYING, PLS# 15225, P.O. BOX 5067, STATELINE, NV 89449.

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: 03/23/2007



