

A.P.N. # 1320-33-402-023 & 1320-33-402-022
R.P.T.T. \$ 0 #6
ESCROW NO. _____

RECORDING REQUESTED BY:
THE UNDERSIGNED

MAIL TAX STATEMENTS TO:
Same as below

WHEN RECORDED MAIL TO:
Michel D. Balda
P.O. Box 234
Gardnerville, Nv 89410

DOC # 0704848
07/10/2007 03:59 PM Deputy: GB
OFFICIAL RECORD
Requested By:
STEWART TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0707 PG- 3179 RPTT: # 5



(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jessi Balda, a married woman**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Michel D. Balda, a married man as his sole & separate property**

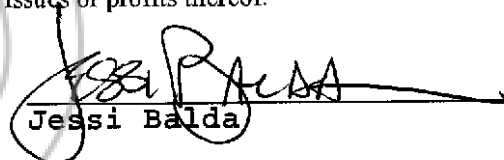
and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of **Douglas** State of Nevada, bounded and described as :

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

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.

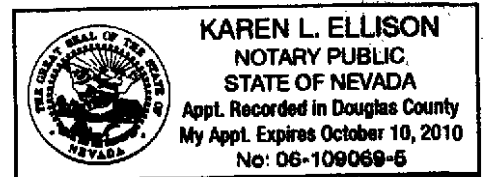
DATE: **June 07, 2007**


Jessi Balda

STATE OF Nevada }
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 7/10/07,
by, Jessi Balda

Signature Karen L. Ellison
Notary Public (One Inch Margin on all sides of Document for Recorder's Use Only)



LEGAL DESCRIPTION

"A"

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

BEING those certain lots or parcels of ground lying in the South 1/2 of Southwest, 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at the Southeast corner of the parcel, on the Northerly side and right of way line of Eddy Street, in the town of Gardnerville, Douglas County, Nevada, said point of beginning being described as bearing North 10°16'20" West, a distance of 748.46 feet from the so called Dettling monument in the Town of Gardnerville; thence South 45°57' West along the fence line and Northerly side of Eddy Street, 92.60 feet to the Southwest Corner of the parcel; Thence North 45°31' West, along the fence line and westerly side of lot 140 feet to the Northwest corner of the parcel; thence North 46°09' East 92.60 feet to the Northeast corner of the parcel; thence South 45°31' East 139.67 feet to the place of beginning.

THE POINT OF BEGINNING is presumably the same as shown on Certificate of Title No. 15-811. All bearings were carried along from Main Street North 44°45' West, State Highway survey of 1936.

SURVEYED by O. L. HUSSMAN, February 1946.

EXCEPTING THEREFROM the parcel of land described in the Deed to Pete Borda et ux, recorded June 18, 1956, in Book C-1 Deeds, Page 84 and the parcel of land described in the Deed to Celestine Balda et ux, recorded February 20, 1968, in Book 57 Page 400 Official Records, Douglas County, Nevada.

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"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 8, 2005, BOOK 0605, PAGE 3186, AS FILE NO. 646360, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



LEGAL DESCRIPTION

"B"

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

A parcel of land, located in the S1/4 SW1/2 of Section 33, T. 13 N., R. 20 E., M.D.B.&M., in the Town of Gardnerville, Douglas County, Nevada, more particularly described by metes and bounds as follows:

Beginning at the so-called Dittling Monument in the Town of Gardnerville, which bears S. 89°51'10" W., 3972.70 feet from the Southwest corner of said Section 33, proceed N. 10°16'20"W., 748.46 feet, to a point which is the most Easterly of Schacht Lot No. 1; thence S.45°57'W., 46.30 feet, along the Northerly right-of-way line of Eddy Street, to the TRUE POINT OF BEGINNING, which is the most Easterly corner of the parcel; proceed thence S. 45°57'W. 46.30 feet, along the Northerly right-of-way line of Eddy Street, to the most Southerly corner of the parcel, which is at the intersection of the Northerly line of Eddy Street, and the Easterly line of Court Alley; thence N. 45°31'W., 89.00 feet, along the Easterly line of Court Alley to the most Westerly corner of the parcel; thence N. 46°09' E., 46.30 feet, to the most Northerly corner of the parcel; thence S. 45°31' E., 88.83 feet, along the boundary between Schacht Lot No. 1 and Schacht Lot No. 2, to the TRUE POINT OF BEGINNING.

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