DOC # 0707149
08/07/2007 01:05 PM Deputy: EI
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

A.P.N.:

1420-08-311-004

File No:

143-2328741 (MK)

R.P.T.T.;

\$1,950.00

Douglas County - NV Werner Christen - Recorder

Page: 1

2 Fee:

15.00 1950.00

BK-0807 PG-02308 RPTT:



When Recorded Mail To: Mail Tax Statements To: Thomas H. Teders 1007 Vista Ridge Court Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Millis Ann Gwinn, Trustee of the Millis Ann Gwinn Revocable Trust Dated August 25, 2003

do(es) hereby GRANT, BARGAIN and SELL to

Mary Ann Teders and Thomas Teders, wife and husband as joint tenants

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

LOT 13 OF BLOCK L AND PORTIONS OF LOT 12 OF BLOCK L AND A PARCEL OF LAND DESIGNATED AS OPEN SPACE ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 4 AND 5A, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JULY 1, 1994, AS DOCUMENT NO. 340968, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, BLOCK L, AS SHOWN ON FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 4 AND 5A,

THENCE SOUTH 65° 24' 01" EAST, 153.87 FEET;

THENCE SOUTH 08° 23' 28" EAST, 3.50 FEET;

THENCE SOUTH 54° 06' 32" WEST, 93.00 FEET;

THENCE SOUTH 81° 31' 02" WEST, 42.32 FEET;

THENCE NORTH 30° 23' 50" WEST, 118.24 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 45.00 FEET AND A RADIAL BEARING OF SOUTH 05° 37' 33" EAST; THENCE NORTH EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60° 06' 27" AND AN ARC LENGTH OF 47.21 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY FOR SUNRIDGE CORPORATION RECORDED DECEMBER 4, 1998, IN BOOK 1298, AT PAGE 1357, AS DOCUMENT NO. 455776.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 9, 2004, IN BOOK 0104, PAGE 02755, AS INSTRUMENT NO. 601659.

Millis Ann Gwinn, Trustee of the Millis Ann Gwinn Revocable Trust Dated August 25, 2003

Millis Ann Gwinn, Trustee

STATE OF NEVADA

: SS.

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

Millis Ann Gwinn Revocable Trust.

Notary Aublic

(My commission expires: My 10

JILLIAN LITTLE **NOTARY PUBLIC** STATE OF NEVADA Appt. Recorded in Dou<mark>glas Count</mark>y Ny Appt. Expires May 10, 2009 No: 05-97253-5

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/03/2007 under Escrow No. 143-2328741

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BK-0807 2309