

A.P.N. # 1220-04-515-020

R.P.T.T. \$ 897.00  
ESCROW NO. 070101086WD

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**  
MAIL TAX STATEMENTS TO:  
**Same as below**

WHEN RECORDED MAIL TO:  
**Miguel & Liliana Duarte**  
**968 Starlight Ct.**  
**Gardnerville, Nv 89460**

DOC # **0707950**  
08/22/2007 02:58 PM Deputy: SD

**OFFICIAL RECORD**  
Requested By:  
**STEWART TITLE**

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0807 PG- 6383 RPIT: 897.00



(Space Above for Recorder's Use Only)

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daniel Warren Roberts, an unmarried and Helen Setsuko Oshiro, an unmarried woman as joint tenants**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Miguel Duarte and Liliana Duarte, husband and wife AS JOINT TENANTS**

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**

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.

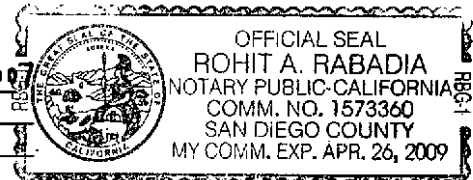
DATE: **August 09, 2007**

*Daniel Warren Roberts* 8/18/07  
**Daniel Warren Roberts**

*Helen Setsuko Oshiro* 8/18/07  
**Helen Setsuko Oshiro**

STATE OF California }  
COUNTY OF San Diego } ss.

This instrument was acknowledged before me on August 18<sup>th</sup> 2007  
by Daniel Warren Roberts and Helen Setsuko Oshiro



Signature Rohit A. Rabadia

Notary Public (One inch margin on all sides of document for Recorder's Use Only)

# EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 070101086WD

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

### PARCEL 1:

Lot 37, CARSON VALLEY ESTATES UNIT NO. 3, as shown on the official map recorded in the office of the County Recorder of Douglas County, Nevada, on September 15, 1971, as Document No. 54454.

### PARCEL 2:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

A lot line adjustment between Lot A-3 in Block C as shown on the Amended Plat of Valley Villa Subdivision filed for record on November 30, 1988, as Document Number 191759, Official Records of Douglas County, Nevada; and Lot 37 as shown on the Final Map of Carson Valley Estates Subdivision Unit No. 3 filed for record in Book 91 at Page 235, as Document Number 544544 Official Records of Douglas County, Nevada; and more particularly described as follows:

Commencing at the Northeast corner of aforesaid Lot A-3, thence along the North line of Lot A-3 South  $89^{\circ}44'36''$  West a distance of 1.56 feet to an angle point in said line which point is common with the angle point in the South line of Lot 38 of aforesaid Carson Valley Estates; thence leaving said North line North  $89^{\circ}22'36''$  West a distance of 35.72 feet to the TRUE POINT OF BEGINNING; thence continuing North  $89^{\circ}22'36''$  West a distance of 65.15 feet to a point; thence North  $00^{\circ}43'26''$  East a distance of 6.75 feet to the Southwest corner of the aforesaid Lot 37; thence along the South line of said Lot 37 South  $85^{\circ}32'59''$  East a distance of 65.24 feet to the Southeast corner of said Lot 37; thence leaving said line South  $00^{\circ}23'45''$  East a distance of 2.39 feet to the POINT OF BEGINNING

Said parcel of land more fully shown on that certain Record  
Continued on next page

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of Survey of a Lot Line Adjustment recorded November 9,  
1990, Book 1190, Page 1303, Document No. 238480.

ASSESSOR PARCEL NUMBER: 1220-04-515-020

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE  
HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT  
RECORDED JUNE 26, 1998, BOOK 698, PAGE 6383, AS FILE NO.  
0443038, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS  
COUNTY, STATE OF NEVADA."