

A.P.N.: 1418-27-210-015
File No: 121-2333692 (CD)
R.P.T.T.: \$exempt

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0807 PG- 8600 RPT: # 7



When Recorded Mail To: Mail Tax Statements To:
Michelle Mayne
1440 Pittman Terrace
Glenbrook, NV 89413

GRANT, BARGAIN and SALE DEED

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

Michelle Mayne, Trustee of the Michelle M. Mayne Revocable Living Trust dated July 23, 1992

do(es) hereby *GRANT, BARGAIN and SELL* to

Michelle Mayne, unmarried woman

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

PARCEL NO. 1:

THE SOUTHERLY 25 FEET OF LOT 14, AND ALL OF LOT 15 AS SHOWN ON THE MAP OF CAVEROCK COVE, LTD., TRACT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON THE 26TH DAY OF SEPTEMBER, 1936, AS DOCUMENT NO. 3331.

PARCEL NO. 2:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 54°57'48" WEST 74 FEET, MORE OR LESS, TO A POINT ON THE APPROXIMATELY LOW WATER LINE OF LAKE TAHOE DATUM; THENCE NORTHEASTERLY ALONG SAID WATER LINE 78 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 52°06'20" WEST FROM THE NORTHWEST CORNER OF THE SOUTHERLY 25 FEET OF SAID LOT 14; THENCE SOUTH 52°06'20" EAST 76 FEET, MORE OR LESS, TO SAID NORTHWEST CORNER; THENCE SOUTH 46°38'14" WEST 45.50 FEET; THENCE SOUTH 46°02'14" WEST 30.22 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER, UNDER AND ACROSS A PARCEL OF LAND LYING WHOLLY WITHIN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M., BEING A PORTION OF PITTMAN TERRACE ABANDONED BY INSTRUMENT RECORDED FEBRUARY 27, 1946 IN BOOK D OF MISCELLANEOUS RECORDS, PAGE 321, DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 26, 1936 AS DOCUMENT NO. 3331, LYING EASTERLY OF THE HEREINABOVE DESCRIBED PARCEL NO. 1 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PITTMAN TERRACE RUNNING SOUTHWESTERLY FROM THE LINE CONNECTING THE SOUTHWEST CORNER OF LOT 25, WITH AN ANGLE FRONT OF ROAD LYING ON THE EAST LINE OF LOT 11, TO THE SOUTH BOUNDARY OF SAID SUBDIVISION, BEING A LENGTH OF ROAD APPROXIMATELY 279 FEET LONG AND 30 FEET WIDE.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO TAHOE-DOUGLAS DISTRICT, IN DEED RECORDED AUGUST 14, 1974 IN BOOK 874, PAGE 428, DOCUMENT NO. 74758, OFFICIAL RECORDS.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 09, 2006 IN BOOK 0606, PAGE 3103, AS INSTRUMENT NO. 0676940.

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: 08/27/2007

Michelle M. Mayne Revocable Living Trust dated
July 23, 1992

Michelle M. Mayne
Michelle Mayne, Trustee

STATE OF **NEVADA**)
)
:SS.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on August 29, 2007
_____ by Michelle Marquerite Mayne

Tiffany Fuller

Notary Public
(My commission expires: 8-4-08)

