

OFFICIAL RECORD
Requested By:
DAVID TROUTNER

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0907 PG- 1470 RPTT: # 3



APN: 1219-15-002-043

RECORDING REQUESTED BY:

David V. Troutner
879 Foothill Rd
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

David V. Troutner
879 Foothill Rd
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DAVID V. TROUTNER and DIANA LYNN TROUTNER, husband and wife as joint tenants in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to DAVID V. TROUTNER and DIANA LYNN TROUTNER, husband and wife as joint tenants, and to the heirs and assigns of such Grantees forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE ATTACHED EXHIBIT "A"

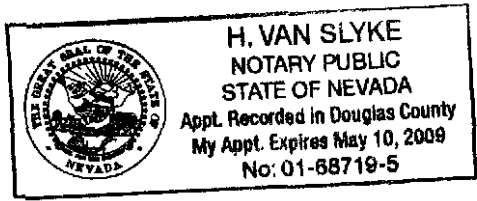
TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues and profits thereof, subject to the following restrictions:

The use of individual sewage disposal systems is limited to alternative treatment systems to be approved and permitted by the Nevada Bureau of Health Protection Services prior to obtaining a building permit;

Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code;

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Historically the subject site has experienced flooding. Parcels 1, 2 and 3 may be subject to future flooding. Building construction should consider measures for flood proofing.



David V. Troutner
DAVID V. TROUTNER
Diana Lynn Troutner
DIANA LYNN TROUTNER

State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on the 27 day of August, 2007, by DAVID V. TROUTNER and DIANA LYNN TROUTNER.

H. Van Slyke
Notary Public

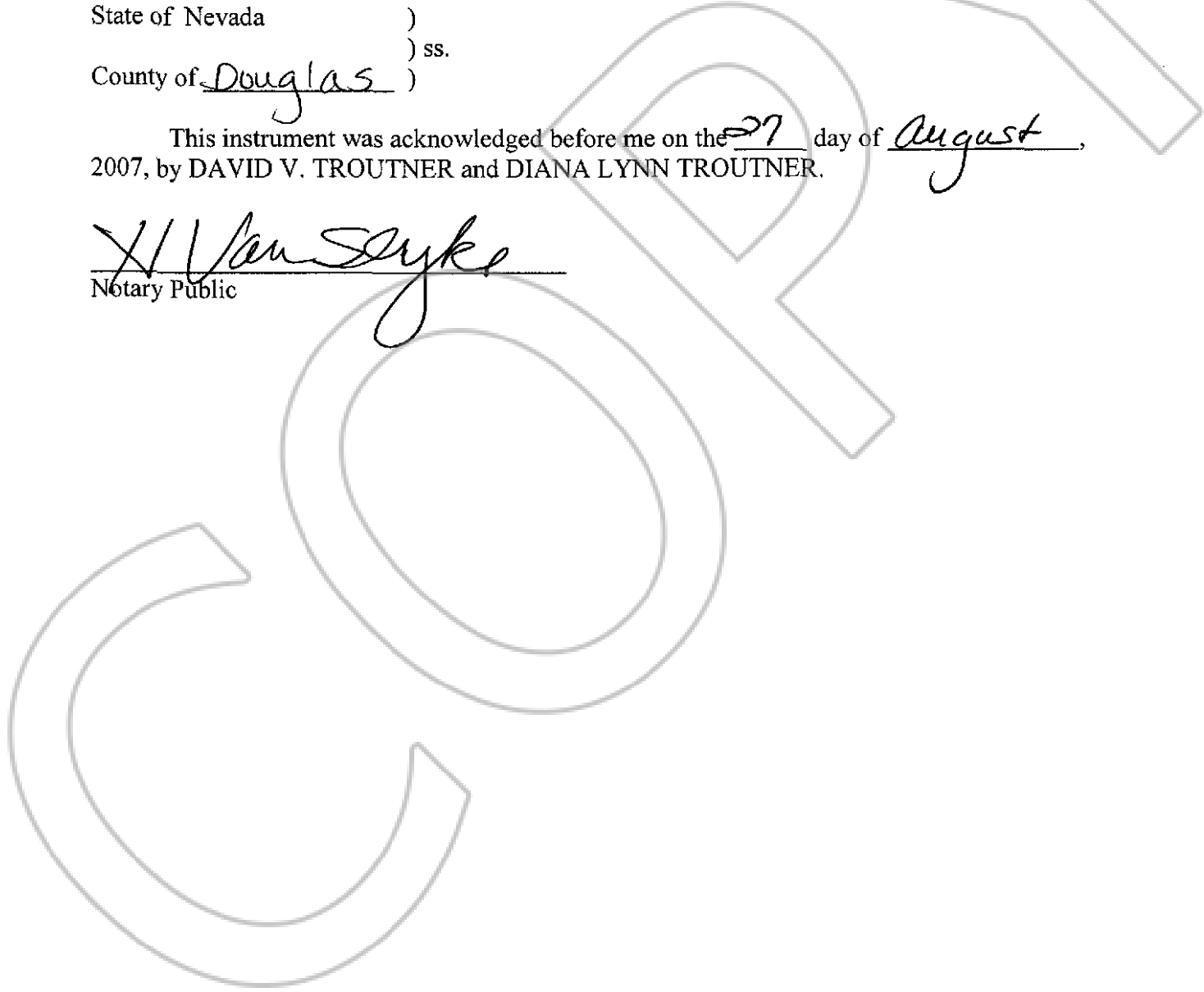


EXHIBIT "A"

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

PARCEL ONE:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF SECTION 14 AND THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A BOUNDARY LINE ADJUSTMENT BETWEEN REVISED PARCEL 2 AND REVISED PARCEL 3 OF THE PARCEL MAP FOR WEYHER CONSTRUCTION COMPANY FILED FOR RECORD IN BOOK 779 AT PAGE 604 AS DOCUMENT NO. 34394, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND REVISED PARCEL 2 OF THE PARCEL MAP FOR DOROTHY COLLEY AND DIANE GORDON FILED FOR RECORD IN BOOK 1286 AT PAGE 3238 AS DOCUMENT NO. 147357, OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA AND AS SHOWN ON THAT RECORD OF SURVEY FOR: DOROTHY COLLEY AND DIANE GORDON FILED FOR RECORD IN BOOK 1286 AT PAGE 3238 AS DOCUMENT NO. 147357, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE COLLEY, GORDON, REVISED PARCEL 2 AS SHOWN ON AFORESAID RECORD OF SURVEY FROM WHICH POINT THE NORTH 1/4 CORNER OF AFORESAID SECTION 14 BEARS NORTH 41°31'44" EAST A DISTANCE OF 3,356.53 FEET; THENCE FROM AFORESAID NORTHEAST CORNER ALONG THE NORTH LINE OF SAID PARCEL SOUTH 64°00'25" WEST A DISTANCE OF 294.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 31°45'55" EAST A DISTANCE OF 34.34 FEET; THENCE SOUTH 38°08'52" EAST A DISTANCE OF 125.14 FEET; THENCE NORTH 64°00'25" EAST A DISTANCE OF 11.50 FEET TO THE NORTHWEST CORNER OF REVISED PARCEL 1 AS SHOWN ON THE AFORESAID COLLEY/GORDON PARCEL MAP; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID PARCEL SOUTH 22°36'30" EAST A DISTANCE OF 197.02 FEET; THENCE SOUTH 65°24'45" WEST A DISTANCE OF 35.47 FEET; THENCE SOUTH 26°40'22" EAST A DISTANCE OF 153.20 FEET; THENCE SOUTH 62°59'51" WEST A DISTANCE OF 155.89 FEET TO THE NORTHEAST CORNER OF PARCEL 4 OF THE AFORESAID WEYHER CONSTRUCTION PARCEL MAP; THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 64°00'25" WEST A DISTANCE OF 330.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 39°02'32" WEST A DISTANCE OF 218.11 FEET, THENCE ALONG A TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 50°57'28" EAST, 4,960.00 FEET DISTANT WITH A CENTRAL ANGLE OF 01°33'55", AN ARC LENGTH OF 135.52 FEET AND WHOSE CHORD BEARS NORTH 38°15'34" WEST A DISTANCE OF 135.51 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 61°08'13" EAST A DISTANCE OF 404.23 FEET; THENCE NORTH 25°59'35" WEST A DISTANCE OF 143.10 FEET; THENCE NORTH 64°00'25" EAST A DISTANCE OF 165.02 FEET; TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY RECORDED NOVEMBER 20, 1992, IN DOUGLAS COUNTY, NEVADA IN BOOK 1192, PAGE 3651, AS DOCUMENT NO. 293657.

PARCEL TWO:

A PRIVATE ACCESS EASEMENT AS RESERVED IN THAT INDIVIDUAL GRANT DEED, RECORDED NOVEMBER 20, 1992, IN BOOK 1192, PAGE 3652, AS DOCUMENT NO. 293658, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL THREE:



A PRIVATE 25 FOOT ACCESS EASEMENT AS SHOWN ON THAT PARCEL MAP FOR DOROTHY COLLEY, AND DIANE GORDON, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 26, 1986, IN BOOK 1286, AT PAGE 3238, AS DOCUMENT NO. 147357, OFFICIAL RECORDS

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 10, 2005, IN BOOK 0105, PAGE 2873, AS INSTRUMENT NO. 634057

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