

17-

DOC # 0712225
10/31/2007 02:55 PM Deputy: SD
OFFICIAL RECORD
Requested By:
MCDONALD CARANO WILSON

APN: ~~05-211-08~~
1318-15-110-008
Recording Requested By:
Robert E. Armstrong, Esq.

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1007 PG- 9088 RPTT: # 7



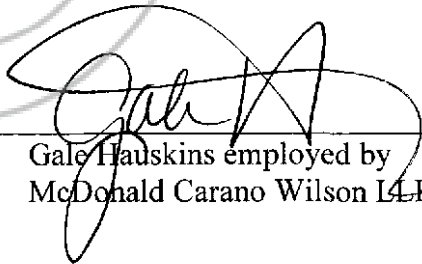
When Recorded Mail To:
Robert E. Armstrong, Esq.
McDonald Carano Wilson, LLP
Post Office Box 2670
Reno, Nevada 89505

COVER PAGE
GRANT, BARGAIN & SALE DEED

AFFIRMATION STATEMENT:

The undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording DOES NOT contain the social security number of a person or persons as required by law.

Dated: August 30, 2007

By: 
Gale Hauskins employed by
McDonald Carano Wilson LLP

APN: 05-211-08

Recording Requested By:
Robert E. Armstrong, Esq.

When Recorded Mail To:
Robert E. Armstrong, Esq.
McDonald Carano Wilson, LLP
Post Office Box 2670
Reno, Nevada 89505

Send Tax Statements to Owner:
Joseph & Joan Truxler, Trustees
P.O. Box 10535
Zephyr Cove, Nevada 89448

GRANT, BARGAIN AND SALE DEED

JOSEPH A. TRUXLER and JOAN E. TRUXLER, husband and wife as Joint Tenants with right of survivorship and not as tenants in common, do hereby grant, bargain, sell, and convey unto JOSEPH A. TRUXLER and JOAN E. TRUXLER, as Trustees under the TRUXLER FAMILY TRUST (u/d/t: August 30, 2007), and to their successors and assigns, all their right, title and interest in and to that certain real property situate in Douglas County, State of Nevada, commonly known as 600 E. Highway 50, Pinewild #8, Zephyr Cove, Nevada 89448 and more particularly as follows:

PARCEL 1:

Unit No. 8, as shown on the Official Plat of PINEWILD, A CONDOMINIUM, filed for record in the Office of the County Recorder, Douglas County, Nevada, on June 26, 1973, in Book 673, Page 1089, as Document No. 67150.

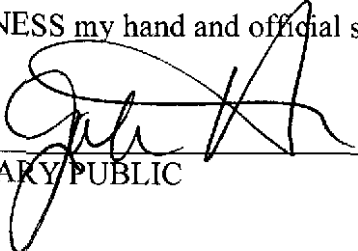
PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1, above.

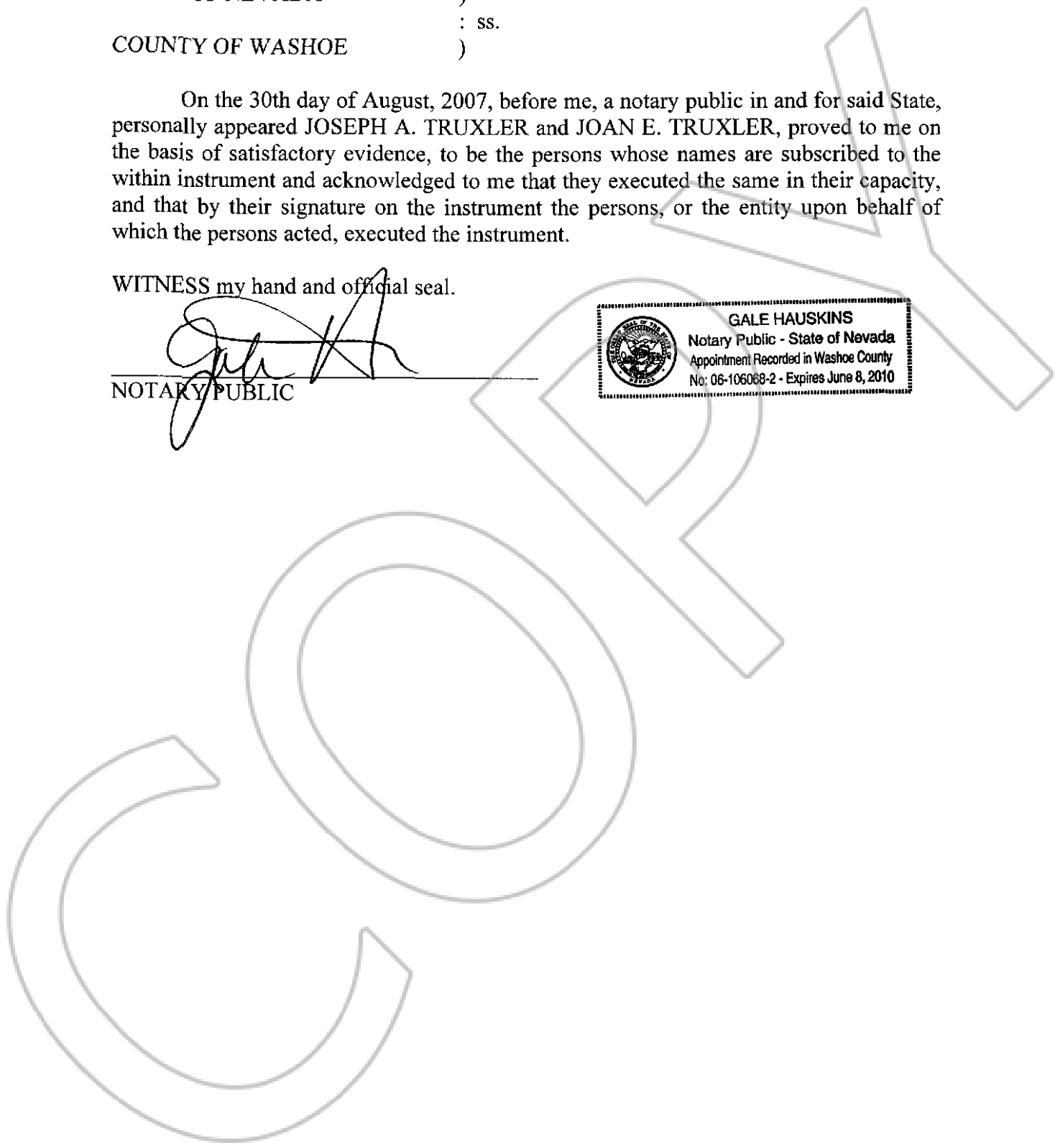
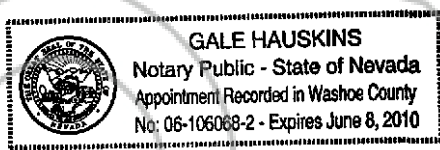
STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On the 30th day of August, 2007, before me, a notary public in and for said State, personally appeared JOSEPH A. TRUXLER and JOAN E. TRUXLER, proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC



PARCEL 3:

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1974, in Book 374, of Official Records, at Page 193, Document No. 72219, as Limited Common Area and thereby allocated to the unit described in Parcel 1, above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL 4:

Non-exclusive easement appurtenant to Parcel 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium, more particularly described in the description of Parcel No. 3, above.

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.

DATED: This 30th day of August, 2007.


JOSEPH A. TRUXLER


JOAN E. TRUXLER

