

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE

A.P.N.: 1220-10-501-001
File No: 143-2340928 (MK)
R.P.T.T.: \$#7

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1207 PG-1206 RPTT: # 7



When Recorded Mail To: Mail Tax Statements To:
Brent E. Curtis and Jeanne C. Curtis
1201 South Orchard Road
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Brent E. Curtis and Jeanne C. Curtis, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Brent E. Curtis and Jeanne C. Curtis, Co-Trustees of The Curtis Family Trust, dated the
2nd day of May, 1995

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

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, THE SOUTHEAST 1/4 OF SECTION 3, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, ALL IN TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SECTION CORNER COMMON TO SAID SECTIONS 2 AND 3 AS SHOWN ON RECORD OF SURVEY NO. 23 FOR DOUGLAS COUNTY FILED FOR RECORD IN BOOK 191 AT PAGE 275 AS DOCUMENT NUMBER 242238, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, THENCE SOUTH 00°38'57" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TOLER LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°56'28" WEST A DISTANCE OF 1,874.13 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 12°39'49" EAST A DISTANCE OF 4,946.07 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN DEED FILED IN BOOK 1293, PAGE 7280 AS DOCUMENT NO. 326525, DOUGLAS COUNTY, NEVADA ALSO BEING THE TRUE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 88°11'42" EAST A DISTANCE OF 1,066.99 FEET; THENCE SOUTH 01°36'47" EAST A DISTANCE OF 1,331.00 FEET; THENCE SOUTH 07°38'24" EAST A DISTANCE OF 90.38 FEET; THENCE SOUTH 82°44'08" WEST A DISTANCE OF 39.93 FEET; THENCE NORTH 59°18'00" WEST A DISTANCE OF 373.33 FEET; THENCE

**NORTH 39°39'00" WEST A DISTANCE OF 1,043.85 FEET; THENCE
NORTH 12°39'49" WEST A DISTANCE OF 407.08 FEET; TO THE
POINT OF BEGINNING AND CONTAINING 22.94 ACRES MORE OR LESS**

**SUBJECT TO AN EASEMENT 30.00 FEET IN WIDTH FOR PRIVATE ACCESS AND
IRRIGATION DITCH MAINTENANCE PURPOSES LYING ADJACENT TO, PARALLEL
WITH AND NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:**

**ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND
BEING WITHIN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SECTION 2
AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, ALL IN
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTH SECTION CORNER COMMON TO SAID SECTIONS 2 AND
3 AS SHOWN ON RECORD OF SURVEY NO. 23 FOR DOUGLAS COUNTY FILED FOR
RECORD IN BOOK 191 AT PAGE 275 AS DOCUMENT NUMBER 242238, OFFICIAL
RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE SOUTH 00°38'57" WEST A
DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF WAY LINE OF TOLER
LANE; THENCE ALONG SAID RIGHT-OF-WAY LINE.**

**NORTH 89°56'28" WEST A DISTANCE OF 1,874.13 FEET; THENCE LEAVING SAID
RIGHT-OF -WAY LINE AND ALONG THE EASTERLY LINE OF THAT ROAD AND UTILITY
EASEMENT DESCRIBED IN DEED FILED FOR RECORD IN BOOK 84 PAGE 170,
OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

SOUTH 12°39'49" EAST A DISTANCE OF 5,353.15 FEET; THENCE

SOUTH 39°39'00" EAST A DISTANCE OF 1,043.85 FEET; THENCE

**SOUTH 59°18'00" EAST A DISTANCE 373.33 FEET TO THE TERMINUS OF SAID ROAD
AND UTILITY EASEMENT AND THE TRUE POINT OF BEGINNING OF THE HEREIN
DESCRIBED EASEMENT; THENCE**

NORTH 82°44' 08" EAST A DISTANCE OF 39.93 FEET; THENCE

NORTH 07°38'24" WEST A DISTANCE OF 90.38 FEET; THENCE

**NORTH 01°36'47" WEST A DISTANCE OF 1,331.00 FEET TO THE TERMINUS POINT OF
THIS 30.00 FOOT WIDE EASEMENT.**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED MAY 04, 1995, IN BOOK 0595, PAGE 0694, AS
INSTRUMENT NO. 361474**

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: 11/19/2007



Brent E. Curtis
Brent E. Curtis

Jeanne C. Curtis
Jeanne C. Curtis

STATE OF ~~NEVADA~~ *California*)

COUNTY OF ~~DOUGLAS~~ *Riverside*)
:ss.

This instrument was acknowledged before me on
Nov 21, 2007

Mary B. Moralez

Notary Public
(My commission expires: *Jun 17, 2009*)

