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DOC # 0714619
12/11/2007 11:59 AM Deputy: DW

OFFICIAL RECORD
Requested By:
RORY SEDGWICK

A.P.N. #	1320-33-402-051
R.P.T.T.	#7
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Mr. & Mrs. Sedgwick	
1427 Mission St.	
Gardnerville, NV 89410	

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-1207 PG- 2113 RPTT: # 7



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Rory D. Sedgwick, a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Rory D. Sedgwick and Janice L. Sedgwick, Trustees of The Sedgwick Family Trust Agreement U/D/T 10-26-00 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 follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

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.

Dated: 12/11/07

Rory D. Sedgwick

State of Nevada }
County of Douglas } ss.

This instrument was acknowledged before me on 12/11/07
By Rory Sedgwick
Signature:
Notary Public

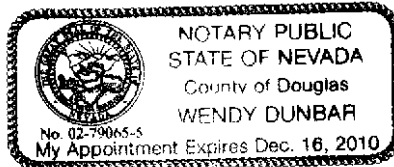


EXHIBIT "A"

LEGAL DESCRIPTION

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

That certain real property situated in the County of Douglas, State of Nevada, and more particularly described as follows, to-wit:

Being a portion of the South 1/2 of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M. Described as follows:

Commencing at a point on the Northerly side of Mission Street in the Town of Gardnerville, Douglas County, Nevada, 74 feet from the Southwest corner of a lot owned by Mary Jepsen and running thence in a Northeasterly direction 150 feet; thence at a right angle Northwesterly 76 feet; thence at a right angle Southwesterly 150 feet to the Northerly line of Mission Street; thence Southeasterly along the Northerly line of Mission Street 76 feet to the point of beginning; said property being the westerly 76 feet of that certain lot conveyed by Fred Hellwinkel and wife to Sybil Roper by Deed recorded January 7, 1907, in Book N of Deeds, Page 185, Records of Douglas County, Nevada.

ASSESSOR'S PARCEL NO. 1320-33-402-051

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 10, 2001, IN BOOK 0101, AT PAGE 1711, AS FILE NO. 506589, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

