

DOC # 722773
05/07/2008 01:52PM Deputy: GB
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC
Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-508 PG-1434 RPTT: 1,365.00

A.P.N. 1419-27-511-007
Escrow No.: DO-1080172-LS
1080172

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Jason Zona
2876 Cloudburst Canyon Rd
Reno, NV 89411



THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,365.00, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That James Canyon, LLC, A Nevada Limited Liability Company in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Jason Zona and Paula K. Zona, Husband and Wife as Joint Tenants all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED IS GIVEN SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANYON CREEK ESTATES RECORDED OCTOBER 31, 2005 IN BOOK 1005, PAGE 13941 AS DOCUMENT NO. 659269, DOUGLAS COUNTY OFFICIAL RECORDS.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: April 9, 2008

James Canyon, LLC

By: *Ronald L. Simek*
Ronald L. Simek, Managing Member

STATE OF NEVADA)

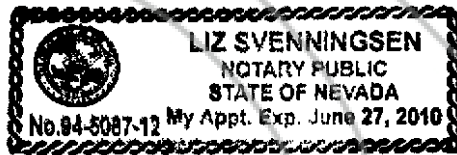
COUNTY OF CARSON CITY)

On May 6, 2008 personally appeared before me, a Notary Public

RONALD L. SIMEK

who acknowledged that he executed the above instrument.

Signature *Liz Svenningsen*
(Notary Public)



BK-508
PG-1435

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EXHIBIT "A"

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

PARCEL A:

Lot 74, as shown on the Final Subdivision Map Planned Unit Development PD 05-012 for CANYON CREEK ESTATES, recorded on March 15, 2007, in the office of the County Recorder, Douglas County, Nevada, in Book 0307 at Page 4530 as Document No. 697065, Official Records, and that certain Certificate of Amendment recorded on March 27, 2007 in Book 0307 at Page 8650 as Document No. 0697842 changing the name of the Subdivision Map to CANYON CREEK ESTATES PHASE 2.

PARCEL B:

Together with those certain easements for storm drainage, slope and drainage, as granted to Ronald L. Simek, an unmarried man, over Parcel 22 as shown on Record of Survey Map No. 403935, as described in Easement Deed recorded on March 6, 2002 in Book 0302 at Page 1943 as Document No. 536314, Official Records.

Also together with an easement for a temporary septic system as described in Agreement recorded on August 12, 2004 in Book 0804 at Page 4808 as Document No. 621280, Official Records.

Also together with those certain rights as set forth in Document recorded on August 12, 2004 in Book 0804 at Page 4821 as Document No. 621281, Official Records.

LB



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