

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0508 PG-2683 RPTT: # 7

A.P.N. : 1318-03-210-018
Escrow No.: 08-51731-RM
R.P.T.T.: S Exempt # 7



WHEN RECORDED MAIL TO:
Mr. and Mrs. Robert Stephen Hardy
P.O. Box 12429
Zephyr Cove, Nevada 89448

GRANT, BARGAIN and SALE DEED

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

Robert S. Hardy as Trustee of the Robert S. Hardy Trust (u/d/t: February 1, 1999)

do(es) hereby GRANT, BARGAIN and SELL to

Robert Stephen Hardy and Lana Hardy as community property with rights of survivorship
the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1

All that portion of Parcel "A", as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958 as Document No. 12967 described as follows:

COMMENCING at the Northwest corner of Lot 31 in said subdivision; thence West 40.22 feet; South 54°02' West, 139.62 feet; and South 15°33' West, a distance of 34.00 feet to the TRUE POINT OF BEGINNING; thence along the Westerly and Southerly line of said Parcel A the following courses and distances: South 15° 33" West, 85.57 feet; South 41°44'40" East, 87.12 feet; North 47°37'40" East 77.15 feet; thence South 45°21'00", East 60.10 feet; thence North 03°03'50" West, 101.73 feet; thence North 74°27'00" West, 134.30 feet to the POINT OF BEGINNING

SUBJECT TO AND TOGETHER WITH a permanent easement for parking, ingress, egress and utility purposes over and including all that property described as Parcel 2 in Deed from Ferdie Sievers, et ux to Rudolph S. Gersick, et ux, recorded February 6, 1964 in Book 22, Page 135 as Document No. 24368, Official Records of Douglas County, State of Nevada and as adjudged in Judgement in the Second Judicial District Court of the State of Nevada in and for the County of Washoe, Case No. 309246 as recorded April 15, 1977 in Book 477, Page 784, Document No. 08491, Official Records of Douglas County, State of Nevada. Said easement is to be used jointly with the other owners of Parcel A of Skyland Subdivision No. 1, their heirs, successors, assigns, guests and invitees.

*Excepting any portion of the above described property lying below the 6229.00 foot level of Lake Tahoe and also excepting any artificial accretions to said land waterward of said land or natural ordinary high water or, if lake level has been artificially lowered. Excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the State or by quiet title action in which the State is a party

Parcel 2

TOGETHER WITH a non-exclusive right-of-way for access to the waters of Lake Tahoe for beach and recreational purposes as set forth in Deed recorded February 5, 1969 in Book 1, Page 268, File No. 15573, Official Records

Per N.R.S. 111.312, this legal description was previously recorded on February 4, 1999 in Book 299, Page 770 as Document No. 460248, Official records, Douglas County, State of Nevada

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: 5/6/2008

Signed: [Signature]
Robert S. Hardy Trustee

State of Nevada FL }

County of Douglas ^{less:} Brown

On May 5, 2008
Before me, a Notary Public, personally appeared

[] personally known to me -or- [] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal
[Signature]
Dalton Glanville
NAME (TYPED OR PRINTED)

