


DOC # 725227  
06/17/2008 12:18PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - DOUGLAS  
Douglas County - NV  
werner Christen - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-608 PG-4226 RPTT: 3,685.50

A.P.N. #	1319-30-310-018 & 019
R.P.T.T.	\$3,685.50
Escrow No.	1008277TA/JH
Recording Requested By:	
	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Bozarth Family Trust 737 Via Lido Nord Newport, CA 92663	



**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Jeff M. Fadness and Lyn T. Fadness, husband and wife as joint tenants for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Michael D. Bozarth and Manal N. Bozarth, Trustees of The Bozarth Family Trust established June 16, 2004, 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: 16 JUN 2008

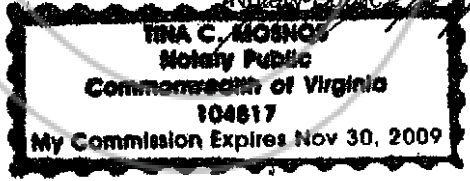
\_\_\_\_\_  
Jeff M. Fadness


*Lynette P. Fadness*  
\_\_\_\_\_  
Lyn T. Fadness

State of Nevada Virginia }  
County of Douglas Arlington } ss.

This instrument was acknowledged before by Lyn T. Fadness  
me on this 16th day of June 2008  
by: Jeff M. Fadness and Lyn T. Fadness

Signature: *[Signature]* TINA C. MOSHOS  
EXP: 11-30-09 TM



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When Recorded Mail To:	
Bozarth Family Trust	
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Newport, CA 92663	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Jeff M. Fadness and Lyn T. Fadness, husband and wife as joint tenants for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Michael D. Bozarth and Manal N. Bozarth, Trustees of The Bozarth Family Trust established June 16, 2004, 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: 6/13/08

[Signature]  
Jeff M. Fadness

\_\_\_\_\_  
Lyn T. Fadness

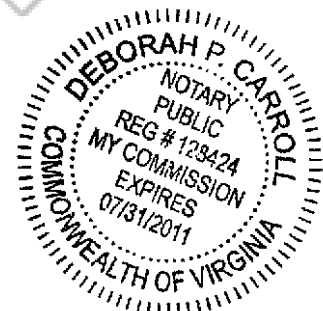
State of ~~Nevada~~ Virginia }  
County of ~~Douglas~~ Fairfax } ss.

This instrument was acknowledged before me on June 12, 2008

by: Jeff M. Fadness and Lyn T. Fadness

Signature: [Signature]  
Notary Public

My commission expires 7/31/2011  
Notary ID No. 128424



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PG-4227

**Exhibit A  
LEGAL DESCRIPTION**

File Number: 1008277

**PARCEL 1:**

ALL OF LOT 5 OF WHITEBARK TOWNHOUSES SUBDIVISION FILED FOR RECORD AS DOCUMENT NUMBER 522371 AND THAT PORTION OF LOT 13 OF SAID WHITEBARK TOWNHOUSE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 37° 02' 15" WEST 8.68 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5;

THENCE NORTH 65° 47' 00" EAST 79.95 FEET;

THENCE SOUTH 36° 25' 47" EAST 68.21 FEET;

THENCE SOUTH 68° 35' 44" WEST 85.46 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 396.50 FEET A CENTRAL ANGLE OF 04° 21' 31", AND AN ARC LENGTH OF 30.16 FEET, THE CHORD OF SAID CURVE BEARS NORTH 31° 08' 34" WEST 30.16 FEET;

THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 203.50 FEET, A CENTRAL ANGLE OF 09° 17' 47" AND AN ARC LENGTH OF 33.02 FEET, THE CHORD OF SAID CURVE BEARS NORTH 33° 36' 42" WEST 32.98 FEET TO THE POINT OF BEGINNING

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 1, 2003, BOOK 0403, PAGE 00575, AS FILE NO. 057149, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

ASSESSORS PARCEL NO. 1319-30-310-018

**PARCEL 2:**

ALL OF LOT 6 OF WHITEBARK TOWNHOUSES SUBDIVISION FILED FOR RECORD AS DOCUMENT NUMBER 522371 AND THAT PORTION OF LOT 13 OF SAID WHITEBARK TOWNHOUSE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 33° 22' 25" WEST 0.71 FEET FROM THE NORTHWEST CORNER OF SAID LOT 6;

THENCE NORTH 68° 35' 44" EAST 85.46 FEET;

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THENCE SOUTH 36° 25' 47" EAST 7.02 FEET;

THENCE SOUTH 16° 30' 25" EAST 60.14 FEET;

THENCE SOUTH 70° 06' 15" WEST 78.39 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 196.64 FEET A CENTRAL ANGLE OF 03° 21' 12", AND AN ARC LENGTH OF 11.51 FEET, THE CHORD OF SAID CURVE BEARS NORTH 10° 46' 07" WEST 11.51 FEET;

THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 161.50 FEET, A CENTRAL ANGLE OF 16° 02' 51" AND AN ARC LENGTH OF 45.23 FEET, THE CHORD OF SAID CURVE BEARS NORTH 26° 32' 39" WEST 45.09 FEET.

THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 396.50 FEET, A CENTRAL ANGLE OF 01° 14' 45" AND AN ARC LENGTH OF 8.62 FEET, THE CHORD OF SAID CURVE BEARS NORTH 33° 56' 42" WEST 8.62 FEET TO THE POINT OF BEGINNING

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MARCH 21, 2003, BOOK 0303, PAGE 09604, AS FILE NO. 057017, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

ASSESSORS PARCEL NO. 1319-30-310-019

SAID LAND SHOWN AS ADJUSTED LOTS 5 AND 6 ON RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR KDT DEVELOPMENT CO., LLC & ET AL, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON DECEMBER 6, 2002 IN BOOK 1202, PAGE 2664, AS DOCUMENT NO. 559965, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 3:

A fifty foot (50') wide public roadway easement, the center line of which is described as follows:

Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North 00°23'02" West 79.53 feet from the Southeast corner of said parcel; thence along the centerline North 33°00'00" East 90.10 feet to the beginning of a tangent curve to the right with a radius of 350 feet and a central angle of 8°55'00"; thence along said curve an arc length of 54.47 feet; thence North 41°55'00" East 258.25 feet to a point on the Westerly line of Quaking Aspen Lane.

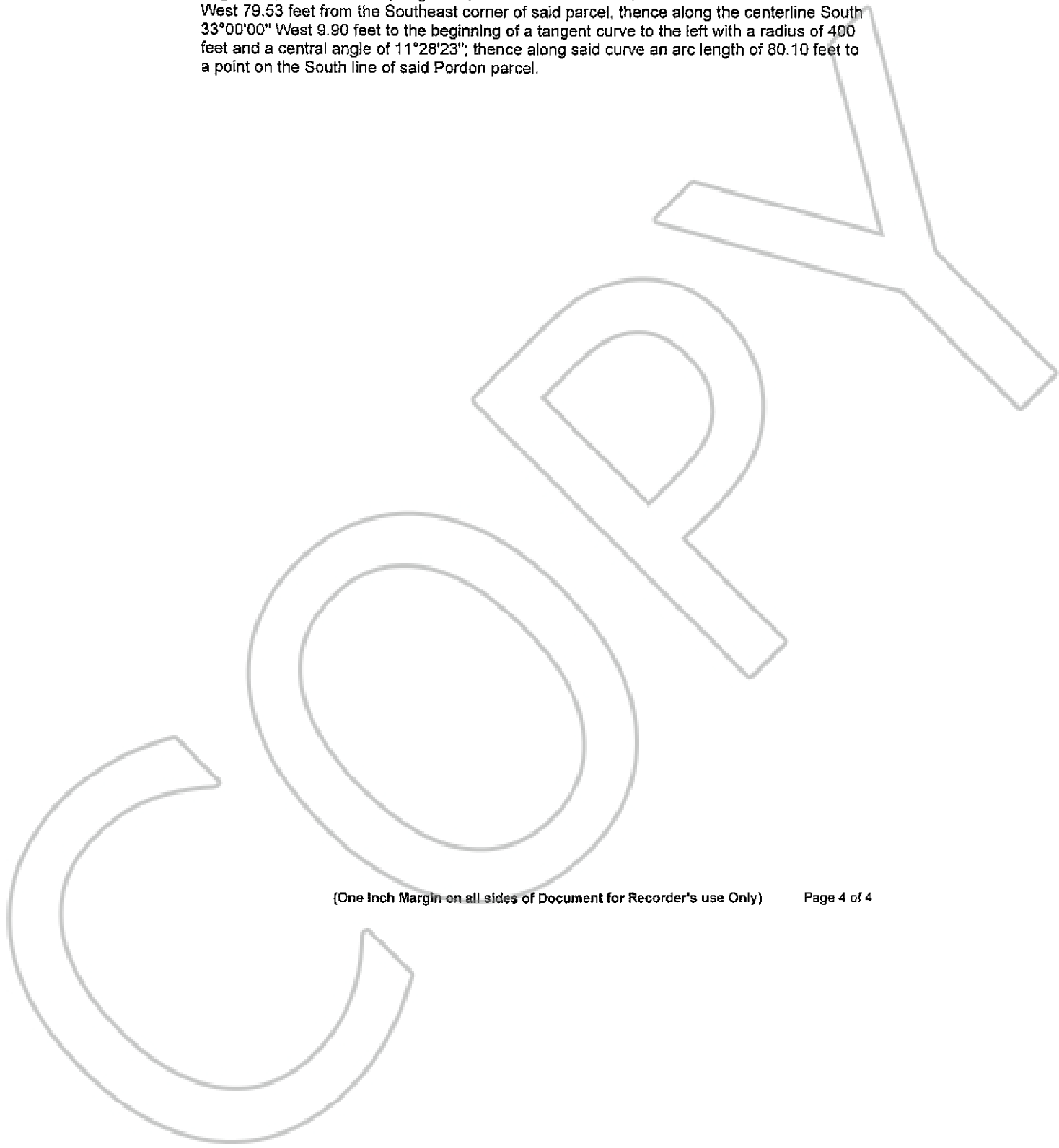
PARCEL 4:

A fifty foot (50') wide public roadway easement, the center line of which is described as follows:

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Beginning at a point on the East line of that parcel deeded to John B. Pordon, recorded August 15, 1968, Book 61, Page 144, Document No. 41838, which bears North 00°23'02" West 79.53 feet from the Southeast corner of said parcel, thence along the centerline South 33°00'00" West 9.90 feet to the beginning of a tangent curve to the left with a radius of 400 feet and a central angle of 11°28'23"; thence along said curve an arc length of 80.10 feet to a point on the South line of said Pordon parcel.



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