

DOC # 725937
06/27/2008 03:14PM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE REN
Douglas County - NV
werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-608 PG-7355 RPTT: 1,891.50

A.P.N.: 1318-10-310-020
File No: 141-2358929 (NMP)
R.P.T.T.: \$1,891.50 C



When Recorded Mail To: Mail Tax Statements To:
Jeffrey M. Menath
693 Lakeview Boulevard
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Helvetica Capital Funding, LLC., a California Limited Liability

do(es) hereby *GRANT, BARGAIN and SELL* to

Jeffrey M. Menath, a single man

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT :

TRIANGULAR LOT IN BLOCK F OF ZEPHYR COVE PROPERTY IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, N.D.B.&M., AS DELINEATED ON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF ZEPHYR COVE PROPERTY IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST" WHICH WAS FILED FOR RECORD AUGUST 5, 1929 WITH JOSEPHINE L. KLOTZ, COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, AFTER BEING APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, ON THE SAME DAY; SAID TRIANGULAR LOT IN BLOCK F BOUNDED ON TWO SIDES BY THE OLD LINCOLN HIGHWAY AND LAKEVIEW BOULEVARD, AND ON THE WEST SIDE BY A LINE RUNNING PRACTICALLY NORTH AND SOUTH, WHICH IS A CONTINUATION OF THE LINE FORMING THE EAST BOUNDARY OF LOT 9 IN THE SAME BLOCK, THE LINE RUNNING FROM LAKEVIEW BOULEVARD TO THE OLD ROAD CALLED LINCOLN HIGHWAY, AS SHOWN ON MAP.

EXCEPTING THEREFROM BEING THAT CERTAIN LOT OR PARCEL OF LAND LYING IN A PORTION OF BLOCK "F" AS SHOWN ON THE AMENDED MAP OF ZEPHYR COVE PROPERTIES SUBDIVISION AT LAKE TAHOE, AND WHICH MAP IS MADE OF RECORD AT THE COURTHOUSE IN MINDEN, DOUGLAS COUNTY, NEVADA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE PARCEL AND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKEVIEW BOULEVARD, SAID POINT BEING FURTHER DESCRIBED AS BEARING SOUTH 50 DEG 06' EAST, A DISTANCE OF 190.70 FEET AND SOUTH 46 DEG 25' EAST, A DISTANCE OF 113.40 FEET FROM THE NORTHEAST CORNER OF LOT 14, BLOCK "F" OF SAID ZEPHYR COVE PROPERTIES SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 46 DEG 25; EAST ALONG THE SOUTHWESTERLY SIDE OF LAKEVIEW BOULEVARD A DISTANCE OF 43.80 FEET TO A POINT; THENCE SOUTH 68 DEG 44' EAST ALONG THE SOUTHERLY SIDE OF SAID BLVD. A DISTANCE OF 150.00 FEET TO A POINT AT THE INTERSECTION OF SAID LAKEVIEW BOULEVARD WITH THE NORTH SIDE OF THE OLD LINCOLN HIGHWAY; THENCE NORTH 88 DEG 27' WEST ALONG THE NORTH SIDE OF SAID LINCOLN HIGHWAY A DISTANCE OF 87.40 FEET TO A POINT; THENCE NORTH 81 DEG 08' WEST ALONG THE NORTH SIDE OF SAID LINCOLN HIGHWAY A DISTANCE OF 88.60 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 2 DEG 51' EAST ALONG THE WEST SIDE OF THE PARCEL A DISTANCE OF 69.40 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS P. NELSON (AS TO AN UNDIVIDED 1/2 INTEREST) AND JON D. REESE (AS TO AN UNDIVIDED 1/2 INTEREST) BY DEED FROM DOUGLAS P. NELSON RECORDED 08/04/2005 IN DOCUMENT 0651374, IN THE DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE.

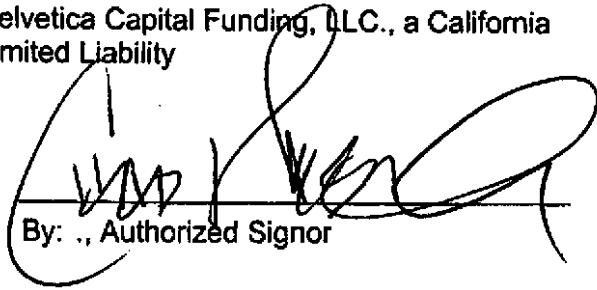
NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 30,2006, IN BOOK 0106, PAGE 9664, AS INSTRUMENT NO. 0666730.

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: 06/24/2008



Helvetica Capital Funding, LLC., a California
Limited Liability


By: .., Authorized Signor

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

*See ATTACHED
ACKNOWLEDGMENT
MH*

This instrument was acknowledged before me on _____ by
Helvetica Capital Funding, LLC., a California Limited Liability.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 24, 2008** under Escrow No. **141-2358929**.



BK-608
PG-7357

ACKNOWLEDGMENT

State of California
County of LOS ANGELES

On JUNE 25TH 2008 before me, MARY E. HAZARD
(insert name and title of the officer)

personally appeared CHAD MYSTLER
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Mary E. Hazard (Seal)
#1690889 6/25/08 11:00 AM

