

OFFICIAL RECORD

Requested By:  
MARQUIS TITLE

Recording Requested By  
Marquis Title & Escrow Inc.  
APN: 1420-30-002-012 and 014  
Escrow No. 280163-GVM  
R.P.T.T. \$4,290.00

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0808 PG- 3076 RPTT: 4290.00

WHEN RECORDED MAIL TO:  
Victor Owen  
1010 Laurent Street  
Santa Cruz, CA 95060



MAIL TAX STATEMENT TO:  
Same as Above

**GRANT, BARGAIN and SALE DEED**

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

DOUG HUGH LIPPINCOTT, a married man, who acquired title as an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

VICTOR OWEN, a married man as his sole and separate property

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

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

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.

Dated: August 8, 2008

Lisa Ferro joins in the execution of this document to divest her community property interest.

DOUG HUGH LIPPINCOTT

LISA FERRO

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on August 8, 2008, by DOUG HUGH LIPPINCOTT AND LISA FERRO .

Notary Public



## EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that real property situate on both sides of the Carson River, in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the West ½ of Section 30, Township 14 North, Range 20 East, M.D.M., more particularly described as follows:

Adjusted Parcel 8A1 North of the Carson River, as shown on Boundary Line Adjustment Map #704215, recorded on June 29, 2007.

COMMENCING at the common corner for Sections 24 and 25, Township 14 North, Range 19 East and Sections 19 and 30, Township 14 North, Range 20 East, M.D.M.;

Thence along the common line between said Sections 25 and 30, South 00°44'27" West, 420.65 feet to the Northwest corner of Parcel 1, as shown on the Final Parcel Map LDA 02-085 for Doug H. Lippincott, recorded March 7, 2006, in the office of the County Recorder, Douglas County, Nevada, as Document No. 669335;

Thence South 89°16'00" East, 713.14 feet;

Thence South 89°15'53" East, 1,507.32 feet;

Thence South 33°25'24" East, 102.41 feet to the West right-of-way line of U.S. Highway 395;

Thence along said right-of-way line South 00°37'24" West, 2,343.60 feet to the intersection of said right-of-way line and the ordinary high water line on the left bank of the Carson River, the POINT OF BEGINNING;

Thence with the meanders, along the ordinary high water line on the left bank of the Carson River;

South 85°28'29" West, 264.15 feet;

North 86°06'32" West, 151.23 feet;

South 61°45'42" West, 326.96 feet;

South 44°16'28" West, 52.43 feet;

South 62°05'04" West, 96.33 feet;

South 57°31'30" West, 122.65 feet;

South 24°39'44" West, 165.70 feet;

South 09°34'37" East, 106.71 feet;

South 11°01'09" West, 127.54 feet;

South 16°41'05" West, 296.89 feet;

South 24°21'04" West, 251.44 feet;

South 36°47'44" West, 105.23 feet;

South 57°48'33" West, 200.82 feet;

South 55°18'22" West, 285.28 feet;

South 84°07'35" West, 9.85 feet;

Thence leaving the meanders, North 00°00'31" East, 367.82 feet;

Thence South 89°59'29" East, 400.54 feet;

Thence North 00°00'06" East, 1,398.40 feet;

Thence South 89°22'58" East, 1,271.15 feet to said West right-of-way line of U.S. Highway 395;

Thence along said right-of-way line, South 00°37'24" West, 209.47 feet to the POINT OF BEGINNING.

EXCLUDING ANY AND ALL CERTIFICATED WATER RIGHTS THERE FROM.

