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OFFICIAL RECORD

Requested By:  
ALLISON & MACKENZIE ETAL

APN: 1320-03-001-022, 1320-03-001-023,  
1320-03-001-024, 1320-03-001-025  
RETURN RECORDED DEED TO:  
ANDREW MacKENZIE, ESQ.  
ALLISON, MacKENZIE, PAVLAKIS,  
WRIGHT & FAGAN, LTD.  
402 North Division Street  
Carson City, NV 89703

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 6 Fee: 19.00  
BK-0109 PG- 3745 RPTT: # 7



GRANTEE/MAIL TAX STATEMENTS TO:  
ELIZABETH deCHENE  
410 Clipper Hill Dr.  
Danville, CA 94526

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of any  
person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on January 12th, 2009, by and  
between WILLIAM J. SCHNEIDER, a married man, grantor, and ELIZABETH deCHENE,  
Trustee of "THE WJS 2008 TRUST," of 410 Clipperhill Drive, Danville, California 94526,  
grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00),  
lawful money of the United States, and other good and valuable consideration to him in hand paid  
by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,  
and sell to the grantee, and to her successors and assigns, an undivided one-half (1/2) interest in

and to that certain lot, piece, or parcel of land situated in Douglas County, state of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to his successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

*William J. Schneider by*

*Ridgeley T. Schneider Attorney in Fact*

WILLIAM J. SCHNEIDER, Grantor, by  
RIDGELEY T. SCHNEIDER, Attorney in Fact

STATE OF CALIFORNIA )  
 ) : ss.  
COUNTY OF Tuolumne )

On January 12, 2009, before me, Emily Schmitt, a

notary public, personally appeared RIDGELEY T. SCHNEIDER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his

signature on the instrument the person (or entity upon behalf of which the person 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.

  
\_\_\_\_\_  
NOTARY PUBLIC

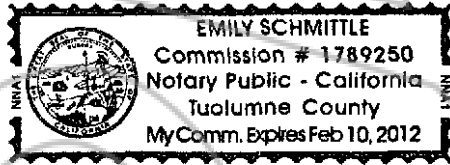


EXHIBIT "A"

An undivided one-half (1/2) interest in that certain parcel of real property situate in Minden, Douglas County, state of Nevada, more particularly described as follows:

PARCEL 1:

The West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, M.D.B. & M.

Said land more fully shown as Parcel No. 1 as set forth on that certain Parcel Map recorded May 22, 1974, Book 574, Page 882, Document No. 73424 of Official Records.

Assessor's Parcel No. 23-500-25

TOGETHER WITH a non-exclusive easement for roadway and utility purposes over the Southerly 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, M.D.B. & M.

PARCEL 2:

The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 13 North, Range 20 East, M.D.B. & M.

Assessor's Parcel No. 23-500-01

RESERVING HOWEVER, a non-exclusive easement for roadway and public utility purposes over the East 30 feet of the above described property as set forth in Deed recorded April 4, 1973 in Book 473, Page 73, Document No. 65029, Official Records of Douglas County, State of Nevada.

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PARCEL 3:

A non-exclusive easement for roadway and public utility purposes over the following described property:

COMMENCING at Johnson Lane, the West 30 feet of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the East 30 feet of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all in Section 3, Township 13 North, Range 20 East, M.D.B. & M.

PARCEL 4:

The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , all in Section 3, Township 13 North, Range 20 East, M.D.B. & M.

Assessor's Parcel No. 23-500-26

RESERVING HOWEVER, a non-exclusive easement for roadway and public utility purposes over the West 30 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; and the South 30 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all in Section 3, Township 13 North, Range 20 East, M.D.B. & M., as set forth in Deed recorded April 3, 1973 in Book 473, Page 59, Document No. 65019, Official Records of Douglas County, State of Nevada.

PARCEL 5:

A non-exclusive easement for roadway and public utility purposes over the East 30 feet of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 3, Township 13 North, Range 20 East, M.D.B. & M.

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PARCEL 6:

The West ½ of the Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 3, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, State of Nevada.

Assessor's Parcel No. 23-500-02

(Pursuant to NRS 111.312 this legal description was previously recorded as Document 202910 in Book 589 at Page 3701.

