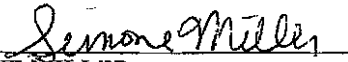


This document does not contain a social security number.

  
SIMONE MILLER

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00  
BK-0109 PG-6261 RPTT: # 3



APN: 1318-09-811-012 and 1318-09-811-011

**RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

D. LOWELL and ROSALIE J. MCGRANE  
P.O. BOX 82  
ZEPHYR COVE, NV 89448

**MAIL TAX STATEMENT TO:**

D. LOWELL and ROSALIE J. MCGRANE  
P.O. BOX 82  
ZEPHYR COVE, NV 89448

RPTT: \$0.00 Exempt (3)

Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

D. LOWELL MCGRANE and ROSALIE MCGRANE, also known as  
ROSALIE M. MCGRANE and ROSALIE J. MCGRANE, husband and wife,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

D. LOWELL MCGRANE and ROSALIE J. MCGRANE,  
husband and wife, as community property

ALL that real property situated in the County of **Douglas**, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto



## EXHIBIT "A"

### Legal Description:

Lot 11, Block 1, as shown on the Map of Zephyr Heights Subdivision filed for Record October 6, 1946, in the Office of the County recorder of Douglas County, State of Nevada, Document No. 5160.

EXCEPTING THEREFROM a portion described as follows:

Beginning at the Southwest corner of said Lot 12, being also the Northwesterly corner of Lot 11; thence North 87° 28' 45" East, a distance of 62.91 feet to a point in said Lot 11; thence North 55° 48' 45" East a distance of 52.24 feet to a point in the Easterly line of Lot 11; thence North 54° 39' 15" West to the Northeasterly corner of Lot 11; thence South 69° 27' 07" West, a distance of 105.75 feet to the point of beginning.

APN: 1318-09-811-012

Property Address: 640 Lake View Drive, Zephyr Cove, NV

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### Legal Description:

Parcel 1:

Beginning at the Southwest corner of Lot 12, being also the Northwesterly corner of Lot 11, thence Northeasterly along the lot line common to Lots 11 and 12 for a distance of 105.75 feet to the most Southeasterly corner of said Lot 12; thence on a curve to the right having a radius of 2,200 feet through a central angle of 14° 47' 16" for an arc distance of 56.78 feet; thence South 55° 40' West a distance of 78.36 feet; thence on a curve to the left with a radius of 1,460 feet, through a central angle of 1,027' 40" for an arc distance of 37.24 feet to the Point of Beginning.

Parcel 2:

All that portion of Lake View Drive as shown on the Map of Zephyr Heights Subdivision filed in the Office of the County Recorder of Douglas County, Nevada, on May 5, 1947, further described as follows:

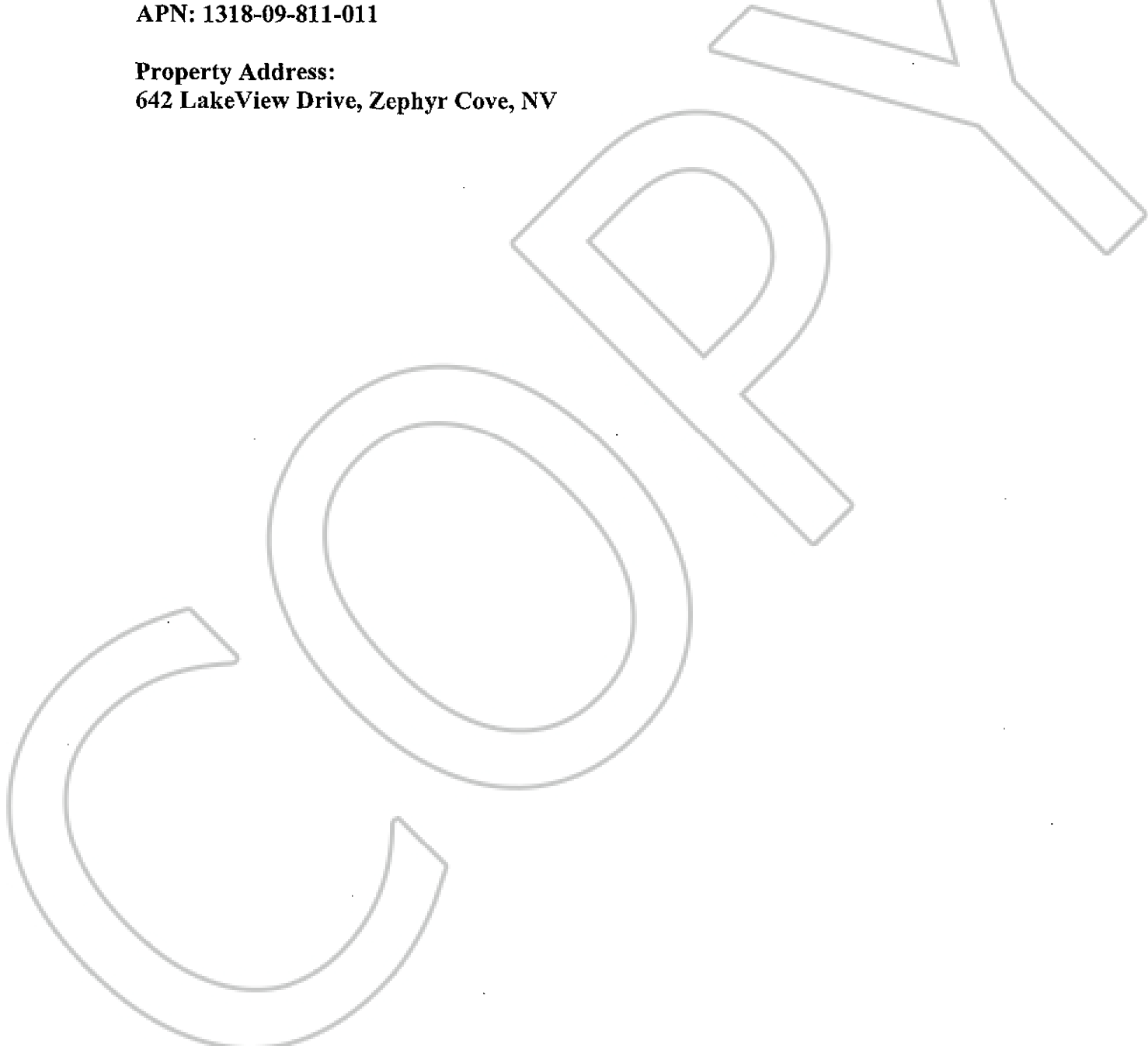
Commencing at the most Northerly corner of Lot 11 as shown on the above Map which point is also on the Southerly right of way line of said Lake View Drive; thence along said right of way line North 54° 29' 15" West, 3.42 feet to the True Point of Beginning;



thence continuing along said right of way line North 54° 29' 15" West, 3.47 feet to the beginning of a curve; thence on a curve concave to the Northeast with a delta angle of 13° 21' 10" whose radius is 220 feet, and an arc length of 51.27 feet; thence leaving said right of way North 53° 27' 62" East 7.24 feet; thence south 36° 32' 08" East, 32.84 feet; thence North 53° 27' 52" East, 3.83 feet; thence South 36° 32' 08" East, 20.62 feet to the Point of Beginning.

**APN: 1318-09-811-011**

**Property Address:**  
642 LakeView Drive, Zephyr Cove, NV



BK-109  
PG-6264

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

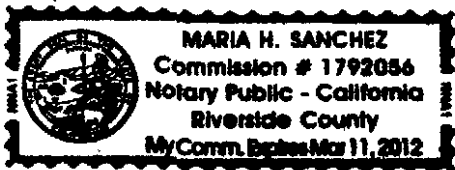
State of California

County of Riverside }

On NOV 21, 2008 before me, MARIA H SANCHEZ, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared D Lowell McGrane and Rosalie J. McGrane  
Name(s) of Signer(s)

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 Maria H Sanchez  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed

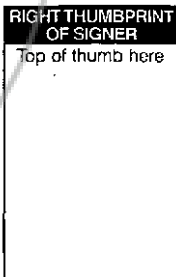
Document Date: November 21, 2008 Number of Pages: 4

Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

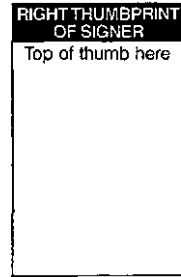
- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

