

OFFICIAL RECORD

Requested By:
ANDERSON & DORN LTD

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- 6731 RPTT: # 7



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 (7)

Exempt (7): A transfer of title to or from a trust, made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

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

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

D. LOWELL MCGRANE and ROSALIE J. MCGRANE, Trustees,
or their successors in trust, under the MCGRANE LIVING TRUST,
dated September 3, 2008, and any amendments thereto.

It is the intent of the Grantors to maintain this asset as the community property of D.
LOWELL MCGRANE and ROSALIE J. MCGRANE.

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 belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 21 day of November, 2008.


D. LOWELL MCGRANE


ROSALIE J. MCGRANE

STATE OF _____ }
 }ss:
COUNTY OF _____ }

This instrument was acknowledged before me, this _____ day of _____, 2008, by D. LOWELL MCGRANE and ROSALIE J. MCGRANE.

SEE ATTACHED CERTIFICATE
Notary Public

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 $87^{\circ} 28' 45''$ East, a distance of 62.91 feet to a point in said Lot 11; thence North $55^{\circ} 48' 45''$ East a distance of 52.24 feet to a point in the Easterly line of Lot 11; thence North $54^{\circ} 39' 15''$ West to the Northeasterly corner of Lot 11; thence South $69^{\circ} 27' 07''$ 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

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 $14^{\circ} 47' 16''$ for an arc distance of 56.78 feet; thence South $55^{\circ} 40'$ 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:

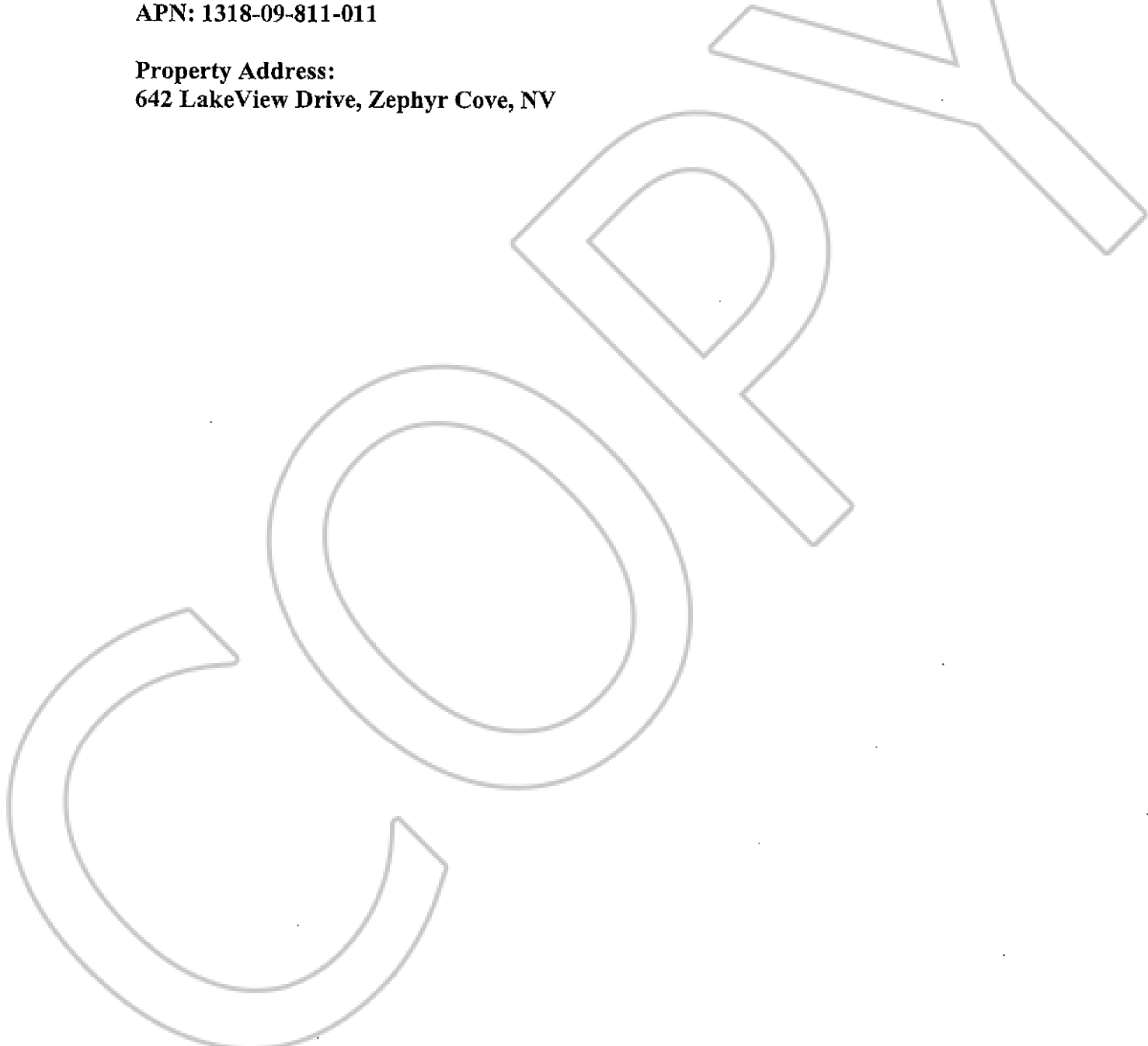
Commencing at the most Northerly corner of Lot 11 as shown on the above Map which point is also on the Southerly right of way line of said Lake View Drive; thence along said right of way line North $54^{\circ} 29' 15''$ West, 3.42 feet to the True Point of Beginning;



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**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

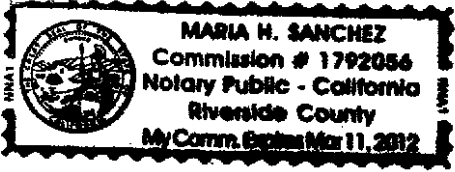
County of Riverside }

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: _____

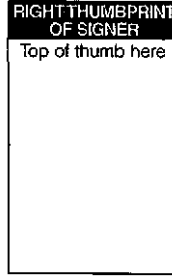
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



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: _____

