

OFFICIAL RECORD

Requested By:

MARQUIS TITLE & ESCROW INC

Recording Requested By  
Marquis Title & Escrow Inc.  
APN: 1219-11-002-025  
Escrow No. 290022-SL  
R.P.T.T. \$2,145.00

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00  
BK-0209 PG- 7171 RPTT: 2145.00



WHEN RECORDED MAIL TO:  
Paul Franklin & Janet Koval  
124 W. Jeffrey Pine Road  
Reno, NV 89511

MAIL TAX STATEMENT TO:  
Same as Above

**GRANT, BARGAIN and SALE DEED**

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

DOUGLAS HYLAS SMITH and CHRISTINE TOBIN-SMITH, Trustees of THE DOUGLAS HYLAS SMITH AND CHRISTINE TOBIN SMITH TRUST, dated 12/30/96

do(es) hereby GRANT, BARGAIN and SELL to

PAUL FRANKLIN and JANET KOVAL, Trustees of the FRANKLIN-KOVAL LIVING TRUST, dated February 5, 2008,

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 FOR LEGAL DESCRIPTION

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR WATER RIGHTS DESCRIPTION

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 2-27-09

*Douglas Hylas Smith*  
DOUGLAS HYLAS SMITH

*Christine Tobin Smith*  
CHRISTINE TOBIN-SMITH

STATE OF California  
COUNTY OF Moeno

This instrument was acknowledged before me on \_\_\_\_\_, by DOUGLAS HYLAS SMITH and CHRISTINE TOBIN-SMITH.

\_\_\_\_\_  
Notary Public

*see Attached California All-Purpose Acknowledgement*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Mono

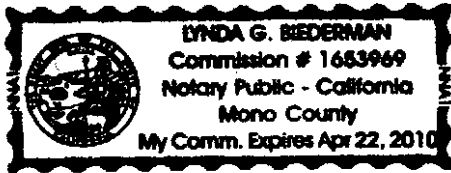
On February 24, 2009 before me, Lynda G. Biederman, Notary Public

personally appeared Douglas Hylas Smith and Christine Tobin-Smith

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 Lynda G. Biederman  
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 and Sale Deed

Document Date: February 24, 2009 Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: Douglas Hylas Smith

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

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



Signer's Name: Christine Tobin-Smith

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

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



## EXHIBIT "A"

A parcel of land located within a portion of Sections 11 and 12, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the Southwest corner of that 17.21 acre parcel of land as shown on that Record of Survey for West Fork Sierra Vista Estates, LLC, as recorded in Book 0703, at Page 9106, as Document No. 583846, Douglas County, Nevada, Recorder's Office;

thence North  $00^{\circ}20'43''$  East, 529.24 feet;

thence South  $89^{\circ}49'17''$  East, 30.00 feet;

thence North  $00^{\circ}20'43''$  East, 29.05 feet;

thence along the arc of a curve to the right having a delta angle of  $69^{\circ}08'44''$ , radius of 50.00 feet and an arc length of 60.34 feet;

thence along the arc of a curve to the left having a delta angle of  $26^{\circ}35'16''$ , radius of 68.00 feet and an arc length of 31.56 feet;

thence along the arc of a curve to the right having a delta angle of  $47^{\circ}19'00''$ , radius of 50.00 feet and an arc length of 41.29 feet;

thence South  $89^{\circ}46'49''$  East, 908.12 feet;

thence along the arc of a curve to the right having a delta angle of  $85^{\circ}43'52''$ , radius of 120.00 feet and an arc length of 179.56 feet;

thence South  $04^{\circ}02'57''$  East, 336.74 feet;

thence along the arc of a curve to the left having a delta angle of  $73^{\circ}43'07''$ , radius of 180.00 feet and an arc length of 231.54 feet;

thence along the arc of a curve to the right having a delta angle of  $31^{\circ}55'28''$ , radius of 120.00 feet and an arc length of 66.86 feet;

thence non-tangent to the preceding curve, North  $89^{\circ}42'48''$  West, 1,065.71 feet to THE POINT OF BEGINNING.

The Basis of Bearing of this description is identical to that Record of Survey for West Fork Sierra Vista Estates, LLC, Document No. 583846.

Said parcel further shown on Record of Survey recorded July 21, 2003, as Document No. 583846.

APN: 1219-11-002-025

This description was previously recorded on January 28, 2004, in Book 0104, Page 9045, as Document No. 602977, Official Records of Douglas County, Nevada.

**EXHIBIT "B"**

**Record of Survey for West Fork Sierra Vista Estates, LLC, recorded as Document No. 583846 at book 0703, page 9106**

**Water Right description with regards to Parcel 3.B.1 (Westerly Parcel):**

A portion of Permit No. 62969 (Cert. 14837) owned by Grantor, and on file in the office of the State Engineer, being 17.21 irrigated acres.