

APN#1320-32-702-021  
**WHEN RECORDED MAIL TO:**  
Law Offices of James K. Burau, Ltd.  
916 Southwood Boulevard, Ste 2A  
Incline Village NV 89451  
**Prepared Without Title Examination**

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0309 PG- 5322 RPTT: # 7



**MAIL TAX STATEMENTS TO:**  
Stuart and Janice Drange, Trustees  
900 Foothill Road  
Gardnerville, NV 89460

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**GRANT, BARGAIN, SALE, WARRANTY DEED**

THIS INDENTURE WITNESSETH: That STUART S. DRANGE, a married man as his sole and separate property in consideration for \$-0-, the receipt of which is hereby acknowledged, do hereby Convey, Grant, Bargain, Sell, and Warranty to STUART S. DRANGE and JANICE L. DRANGE, Trustees of the DRANGE FAMILY REVOCABLE TRUST dated July 9, 1997, and any amendments thereto, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.


TO HAVE AND TO HOLD by the Trustees as the community property of Stuart S. Drange and Janice L. Drange.

The property is conveyed with all warranties of title, together with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and subject to each encumbrance, covenant, restriction, reservation and right-of-way that is visible or of record.

Property commonly known as 1480 US Highway 395, Gardnerville, NV 89410

Dated: 18 March, 2009

GRANTOR:

  
STUART S. DRANGE

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this March 17, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared STUART S. DRANGE, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Paige Gerrard  
Notary Public in and for said County and State

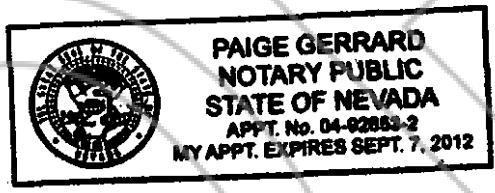


EXHIBIT A

As described in the Grant Deed recorded on January 16, 2003 as Document No. 0564152 in the County of Douglas, State of Nevada as follows:

ESCROW NO.: 020309069

A Portion of the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.S.&M., situate in the Town of Gardnerville, described as follows:

Commencing at the 1/4 section corner common to Section 32 and 33, thence South 29°03' West 942.71 feet to the Mill Street Monument of the Town of Gardnerville located at the intersection of the West line of Mill Street and the centerline of Main Street (U.S. Highway 395) thence South 40° 18'44" East 379.52 feet to the True Point of Commencement, the most Easterly corner of the herein described parcel and being South 45° 09'50" West 30.37 feet from the centerline of said Main Street; thence South 45° 09'50" West along the Northwesterly line of the parcel of land distributed to Myrtle Rich, by decree out of the Estate of Martin Soransen, deceased, recorded October 7, 1965, in Book 35 of Official Records at Page 21, Document No. 29688, records of Douglas County, a distance of 200.00 feet to a point on the Northeasterly boundary of an alley; thence North 44° 50'10" West along said alley line, a distance of 64.00 feet more or less to the most Southerly corner of the lands conveyed to Kerry Manke, et ux, by Deed recorded October 9, 1969 in Book 70 at Page 423, Official Records Document No. 45964, records of Douglas County, thence along the Southeasterly line of said Manke Property North 45° 09'50" East 200.00 feet to the Northeast corner of said Manke parcel; thence along the Southeasterly line of Main Street, South 44° 50'10" East 64.00 feet more or less to the True Point of Commencement.

EXCEPTING therefrom any portion thereof lying within the boundaries of Main Street (U.S. Highway 395).

Assessors Parcel No. 320-32-702-014 1320-32-702-021

\*IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED APRIL 1, 1998, AS FILE NO. 436416, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.\*

REQUESTED BY  
Stewart Title of Douglas County  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

2009 JAN 16 PM 3: 11

WEAVER CHRISTEN  
RECORDER

\$15.00 PAID *Kg* DEPUTY

0564152.

BK0103PG06472

