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DOC # 0743337  
05/18/2009 10:26 AM Deputy: GB

OFFICIAL RECORD

Requested By:  
R O ANDERSON

A.P.N.: 1022-18-001-015

File No: ()

R.P.T.T.: \$0.00

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0509 PG-4142 RPTT: # 5



✓ When Recorded Mail To: Mail Tax Statements To:

RO ANDERSON ENGINEERING INC.

1603 ESMERALDA AVE.

MINDEN NV. 89423

**GRANT, BARGAIN and SALE DEED**

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

Roanna Popichak, spouse of the grantee herein

do(es) hereby GRANT, BARGAIN and SELL to

Stephan J. Popichak, a married man as his sole and separate property

the real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A

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

Date: 12/30/08, 2008

*Roanna K. Popichak*  
Roanna Popichak  
*Roanna K. Popichak*

STATE OF **NEVADA**

)

:SS.

COUNTY OF

)

CYNTHIA FAILOR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 08-8024-5 - Expires October 10, 2011

This instrument was acknowledged before me on

12/30/08 by

*Cynthia Failor*

CYNTHIA FAILOR

Notary Public

(My commission expires: 10/11)

CYNTHIA FAILOR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 08-8024-5 - Expires October 10, 2011

## EXHIBIT "A"

The land referred to herein situate in the State of Nevada, County of Douglas, described as follows:

Beginning at a point on the left or Westerly 40 feet right of way line of the constructed State Highway on Route 3, said point being 40 feet left of and at right angles to the centerline of the State Highway, said POINT OF BEGINNING further described as bearing North 32°36' West 1,171.45 feet from the East quarter corner of Section 18, Township 10 North, Range 22 East, M.D.B.&M.; thence from a tangent which bears North 84°15'55" West curving to the left with a radius of 290 feet through an angle of 56°40'55" a distance of 286.89 feet to a point; thence North 4°33' West a distance of 240.80 feet to a point; thence from a tangent whose bearing is the last described course curving to the left with a radius of 1,040 feet, through an angle of 13°29'35" a distance of 244.92 feet to a point; thence South 40°39'45" East a distance of 493.07 feet to the POINT OF BEGINNING. Said Parcel of Land being a portion of the East one-half of the Northeast quarter of Section 18, Township 10 North, Range 22 East, M.D.B. & M.

Reference is made to Record of Survey recorded August 15, 1972 in Book 872 of Official Records, Douglas County, Nevada, as Document No. 61166.

Assessors Parcel Number 1022-18-001-015