

A.P.N.: 1418-34-304-002 and 1418-34-304-001  
File No: 121-2381672 (WDB)  
R.P.T.T.: \$exempt 7 C

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0609 PG- 4900 RPTT: # 7



When Recorded Mail To: Mail Tax Statements To:  
J. Enterprises Trust  
HRCI Box 107  
Kernville, CA 93238

**GRANT, BARGAIN and SALE DEED**

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

Jon MacKenzie, Trustee of The J. Enterprises Trust, dated August 1, 1996

do(es) hereby *GRANT, BARGAIN and SELL* to

James Uny, Trustee of the J. Enterprises Trust, dated August 1, 1996

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

**PARCEL 1:**

All that certain piece or parcel of land situate in the County of DOUGLAS, State of Nevada, described as follows:

**COMMENCING** at the shore line at the Southwesterly corner of Subdivision Five (5) of Lot Three (3), section Thirty-four (34), Township 14 North, Range 18 East, M.D.B. & M. of the A. Cohn Tract of Land, a plat of which is duly recorded in the records of Douglas County, Nevada; running thence Easterly to the Southwesterly corner of the C.F. Riley Land; thence at right angles Northerly along the Westerly Boundary of the said C.F. Riley land a distance of eighty (80) feet to the Northwesterly corner of the said Riley land; thence at right angles in an Easterly direction along the Northern boundary of the said Riley land a distance of about Five Hundred and Forty-four and 5/10 feet (544.5 feet), more or less, to the Lincoln Highway; thence at right angles along the said Lincoln Highway in a Northerly direction approximately One Hundred and Twenty (120) feet; more or less, to that point where the said Lincoln Highway intersects the Southerly line of the Taylor land; thence at right angles in a Westerly direction and along the Southern line of the said Taylor land to the Lake shore, and thence in a meandering line in a Southerly direction, along the lake shore, to the place of beginning.

Together with adjacent lands between said meander line at Lake Tahoe and a line on the bed of Lake Tahoe, whose elevation is 6,223 feet, Lake Tahoe Datum, as provided for in NRS 321.595.

**EXCEPT any portion of said premises lying below the low water elevation of 6223 feet above sea level.**

**EXCEPT THEREFROM a parcel conveyed by J.L. DeLorey and Kathryn DeLorey to Paul W. Diggle by deed dated May 25, 1955, and recorded June 13, 1955, in Book B-1 of Deeds, page 362, Document No. 10451, Douglas County, Nevada, Records.**

**FURTHER EXCEPTING THEREFROM the parcel conveyed by J.L. DeLorey and Kathryn DeLorey to Fred K. Anderson and Ann Anderson by deed recorded September 20, 1949, in Book Z of Deeds, at page 53, Douglas County, Nevada, Records.**

**NOTE: The above metes and bounds legal description appeared previously in that certain document recorded August 20, 2003 in Book 803, Page 10262, as Instrument No. 587160.**

**PARCEL 2:**

**The right of ingress and egress over that certain roadway that runs from U.S. Highway 50 to the above described property, as reserved in the deed to Paul W. Diggle, recorded June 13, 1955 in Book B-1 of Deeds at page 362, Douglas County, Nevada, Records.**

**PARCEL 3:**

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

**TRACT "E"**

**COMMENCING at a point on the Northerly line of Subdivision 5 of Lot 3, Section 34, Township 14 North, Range 18 East, N.D.B.&M., of the A. COHN TRACT, a plat which is duly recorded in the Office of the County Recorder of Douglas County, Nevada, which point is marked by a three inch iron pipe monument, from which the center line station 299 - 35.85 P.O.T. of U.S. 50 bears S.**

**89 degrees 53' E., 41.98 feet; thence North 89 degrees 53' W., 253.50 feet to the true point of beginning; thence South 83.80 feet to the center line of a 15 foot road, thence N. 60 degrees 47' W., 153.64 feet along the center line of road; thence N. 0 degrees 07' S. 8.57 feet; thence S. 89 degrees 53' E. 134.08 feet to the true point of beginning.**

**NOTE: The above metes and bounds legal description appeared previously in that certain document recorded August 20, 2003 in Book 803, Page 259, as Instrument No. 587159.**

**PARCEL 4:**

**The rights for Parcel 3 as to access and use, for bathing and boating purposes, of the 115 foot Snug Harbor Beach together with rights to use a strip of land 5 feet in width along the northerly boundary of Parcel "G" as access to said beach as contained in the Declaration of Restrictions - Snug Harbor recorded September 6, 1962 in Book 13, Page 495 as Document No. 20794 as modified.**



BK-609  
PG-4901

Subject to

*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: 05/15/2009

COPY



Jon MacKenzie, Trustee of The J.  
Enterprises Trust

  
Jon MacKenzie, Trustee

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Jon MacKenzie, Trustee of The J. Enterprises Trust, dated August 1, 1996.**

SEE ATTACHED  
\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 15, 2009** under Escrow No. **121-2381672.**



BK-609  
PG-4903

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Kern

On June 15, 2009 before me, Linda G. Waggoner

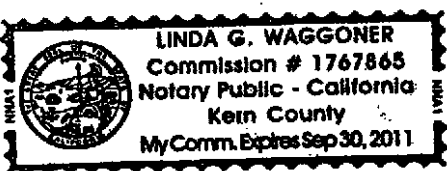
personally appeared Jon Mackenzie

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 Linda G. Waggoner  
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: June 15, 2009 Number of Pages: 5

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

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

Signer's Name: Jon Mackenzie

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

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

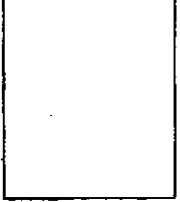


Signer Is Representing: \_\_\_\_\_

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

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

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here



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

