

DOC # 745276
06/16/2009 03:12PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE REN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-609 PG-4968 RPTT: 9,750.00



A.P. No. 1219-26-001-036
Escrow No. 121-2382783-WDB/VT
R.P.T.T. \$9,750.00

WHEN RECORDED RETURN TO:

The J. Enterprises Trust
595 North Forty Road
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

595 North Forty Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Michael A. Abbott and Diane E. Abbott as Trustees of the Abbott Family Trust, Dated September 9, 2004

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

Jon MacKenzie, 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:

PARCEL B AS SHOWN ON THE DIVISION OF LAND INTO LARGE PARCELS FOR DON AND TONI ROOKER FILED FOR RECORD IN BOOK 192 AT PAGE 1050 AS DOCUMENT NUMBER 268706, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

EXCEPTING THEREFROM ALL THAT PORTION OF AFORESAID PARCEL B DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M. DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER COMMON TO PARCELS B AND C AS SHOWN ON THE AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL B SOUTH 71°30'07" WEST A DISTANCE OF 232.30 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 18°30' 23" WEST A DISTANCE OF 492.95 FEET TO A POINT ON THE WESTERLY LINE BETWEEN SAID PARCELS B AND C; THENCE ALONG SAID LINE SOUTH 43°44' 12" EAST A DISTANCE OF 544.97 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF AFORESAID PARCEL C DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF SECTION 24 AND THE NORTHWEST 1/4 OF

**SECTION 25 IN TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M. DOUGLAS COUNTY,
NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTH CORNER COMMON TO AFORESAID PARCELS B AND C WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL C NORTH 71°26'10" EAST A DISTANCE OF 232.21 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 18°30'23" EAST A DISTANCE OF 493.03 FEET TO A POINT ON THE WESTERLY LINE BETWEEN SAID PARCELS B AND C; THENCE ALONG SAID LINE NORTH 43°44'12" WEST A DISTANCE OF 544.77 FEET TO THE TRUE POINT OF BEGINNING. REFERENCE IS MADE TO RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JANUARY 6, 1993 IN BOOK 193, AT PAGE 476 AS DOCUMENT NO. 296763.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 28, 2004, IN BOOK 0404, PAGE 14432, AS INSTRUMENT NO. 0611662.

PARCEL 2:

EASEMENTS AND RIGHTS OF ACCESS AS CONTAINED IN DOCUMENT ENTITLED "CROSS EASEMENTS AND AGREEMENT FOR THE LOCATION OF, ACCESS TO AND MAINTENANCE OF EXISTING DITCHES, PIPELINES AND OTHER WATERWAYS" RECORDED ON OCTOBER 10, 1991 IN BOOK 1091 AT PAGE 1946 AS DOCUMENT NO. 262415, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

ACCESS EASEMENTS OVER PARCEL 2-A AND PARCEL 2-C AS DEPICTED ON DIVISION OF LAND INTO LARGE PARCELS FOR DON AND TONI ROOKER, FILED FOR RECORD ON JANUARY 10, 1992 IN BOOK 192 AT PAGE 1050 AS DOCUMENT NO. 268706, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 4:

A NON-EXCLUSIVE ACCESS RIGHT OF WAY EASEMENT 30 FEET IN WIDTH AS CONTAINED IN DOCUMENT ENTITLED "DEED OF EASEMENT" RECORDED ON SEPTEMBER 13, 1994 IN BOOK 994 AT PAGE 1946 AS DOCUMENT NO. 346006, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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: 06/12/2009



Michael A. Abbott and Diane E. Abbott as
Trustees of the Abbott Family Trust, Dated
September 9, 2004

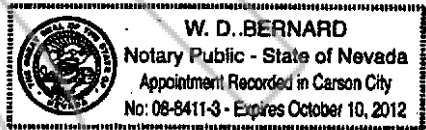
Michael A. Abbott
Michael A. Abbott, Trustee

Diane E. Abbott
Diane E. Abbott, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on
June 12, 2009 by
Michael A. Abbott and Diane E. Abbott.

W. D. Bernard
Notary Public
(My commission expires: 10/10/2012)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
06/12/2009 under Escrow No. 121-2382783



BK-609
PG-4970