

DOC # 749617
08/26/2009 04:03PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-809 PG-6275 RPTT: 5,653.05

A.P.N.: 1420-28-601-056
File No: 143-2384224 (MK)
R.P.T.T.: \$5,652.50



When Recorded Mail To: Mail Tax Statements To:
Tim Kness and Cecilia Kness
2919 Cielo Vista Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

William V. Merrill and Kathy Lynn Merrill, husband and wife as community property with rights of survivorship

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

Tim Kness and Cecilia Kness, husband and wife as joint tenants

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 49A, AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR THE BILL & KATHY MERRILL FAMILY TRUST AND TODD W. AND STEFFANI M. MCCULLOUGH, RECORDED OCTOBER 8, 1003, AT PAGE 3899 AS DOCUMENT NO. 592805, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE:

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 49A, SOUTH 89°46'44" WEST, 259.10 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIAL BEARING OF NORTH 68°13'40" EAST, RADIUS OF 60 FEET, CENTRAL ANGLE OF 75°36'36" AND AN ARC LENGTH OF 79.18 FEET.

THENCE NORTH 31°01'54" WEST, 149.05 FEET;

THENCE SOUTH 89°49'36" WEST, 18.29 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED IN A GRANT DEED TO PATRICIA JEAN HOFER, RECORDED MAY 12, 2003 IN BOOK 503, PAGE 5592, AS DOCUMENT NO. 576482, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE;

THENCE NORTH 00°08'54" EAST, 224.42 FEET;



**THENCE NORTH 89°46'54" EAST, 168.07 FEET;
THENCE SOUTH 00°14'40" WEST, 157.46 FEET;
THENCE SOUTH 69°43'25" EAST, 192.02 FEET TO A POINT ON THE SOUTH LINE OF
SAID PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 576482;**

**THENCE ALONG SAID SOUTH LINE PER DOCUMENT NO. 576482, NORTH 89°49'36"
EAST, 70.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 49A PER DOCUMENT
NO. 592805;**

THENCE SOUTH 00°08'53" WEST, 165.18 FEET TO THE POINT OF BEGINNING.

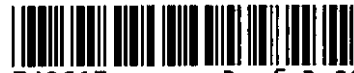
**REFERENCE IS MADE TO RECORD OF SURVEY RECORDED MARCH 18, 2005, AS
DOCUMENT NO. 639500.**

**NOTE : THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED NOVEMBER 19, 2008, IN BOOK 1108, PAGE
3760, AS INSTRUMENT NO. 733320**

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: 06/30/2009



William V. Merrill
William V. Merrill

Kathy Lynn Merrill
Kathy Lynn Merrill

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 8-12-09 by
William V. Merrill and Kathy Lynn Merrill, .

Mary Kelsch
Notary Public
(My commission expires: 11-6-2010)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 30, 2009** under Escrow No. **143-2384224**.