

OFFICIAL RECORD

Requested By:

FIRST AMERICAN TITLE MINDEN

A.P.N.: 1219-10-001-010
File No: 143-2387262 (Rt)
R.P.T.T.: \$

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1009 PG- 0549 RPTT: # 3



When Recorded Mail To: Mail Tax Statements To:
John R. Phillips
1149 Phillips Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

John R. Phillips, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

John R. Phillips, an unmarried man

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

PARCEL 1:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE SOUTH 00°09'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 131.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°09'00" WEST ALONG THE EAST LINE, A DISTANCE OF 132.06 FEET; THENCE NORTH 89°59'13" WEST, A DISTANCE OF 329.31 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF THE PARCEL OF LAND CONVEYED TO KASPER A. SKARSTEN, ET UX, BY DEED RECORDED MARCH 12, 1971, IN BOOK 84, OFFICIAL RECORDS, AT PAGE 593, DOUGLAS COUNTY, NEVADA, RECORDS, THENCE NORTH 00°09'00" EAST ALONG THE EAST LINE OF SAID SKARSTEN PARCEL, A DISTANCE OF 132.19 FEET TO A POINT; THENCE NORTH 89°58'06" EAST, A DISTANCE OF 328.62 FEET TO THE POINT OF BEGINNING.

APN: 1219-10-001-010

PARCEL 2:



A NON-EXCLUSIVE RIGHT OF WAY 25 FEET IN WIDTH FOR PUBLIC ROAD AND UTILITY PURPOSES, LYING NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, AS GRANTED TO JAMES R. LEE, ET UX, IN DEED RECORDED AUGUST 15, 1973, IN BOOK 873, PAGE 445, DOCUMENT NO. 68142, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 355.00 FEET.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED FEBRUARY 13, 2002, BOOK 0202, PAGE 4608, AS FILE NO. 534694, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 27, 2003, IN BOOK 303, PAGE 13325, AS INSTRUMENT NO. 571507.

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: 09/24/2009

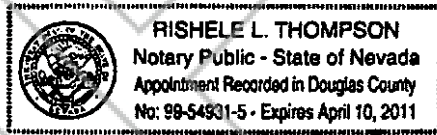


John R. Phillips
John R. Phillips

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

This instrument was acknowledged before me on
9/28/09 by

John R. Phillips
Rishele L. Thompson



Notary Public
(My commission expires: 4/10/11)