

A.P.N.: 1219-10-001-009
File No: 143-2388534 (Rt)
R.P.T.T.: \$



When Recorded Mail To: Mail Tax Statements To:
John R. Phillips
149 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:

BEGINNING 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 NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES R. LEE AND LUCIA LEE, BY DEED RECORDED JANUARY 23, 1973, IN BOOK 173, OF OFFICIAL RECORDS, AT PAGE 562, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE SOUTH 89°58'06" WEST ALONG THE NORTH LINE OF SAID LEE PROPERTY, A DISTANCE OF 328.62 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO HAVRAH BELL, BY DEED RECORDED JUNE 20, 1968, IN BOOK 59 OF OFFICIAL RECORDS, AT PAGE 662, DOUGLAS COUNTY, NEVADA, RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID BELL PROPERTY, A DISTANCE OF 132.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE EASTERLY ALONG SAID NORTH LINE, A DISTANCE OF 328.62 FEET MORE OR LESS TO THE POINT OF BEGINNING.

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, AT UX, IN DEED RECORDED AUGUST 15, 1973, IN BOOK 873, PAGE 445, DOCUMENT NO. 68142, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

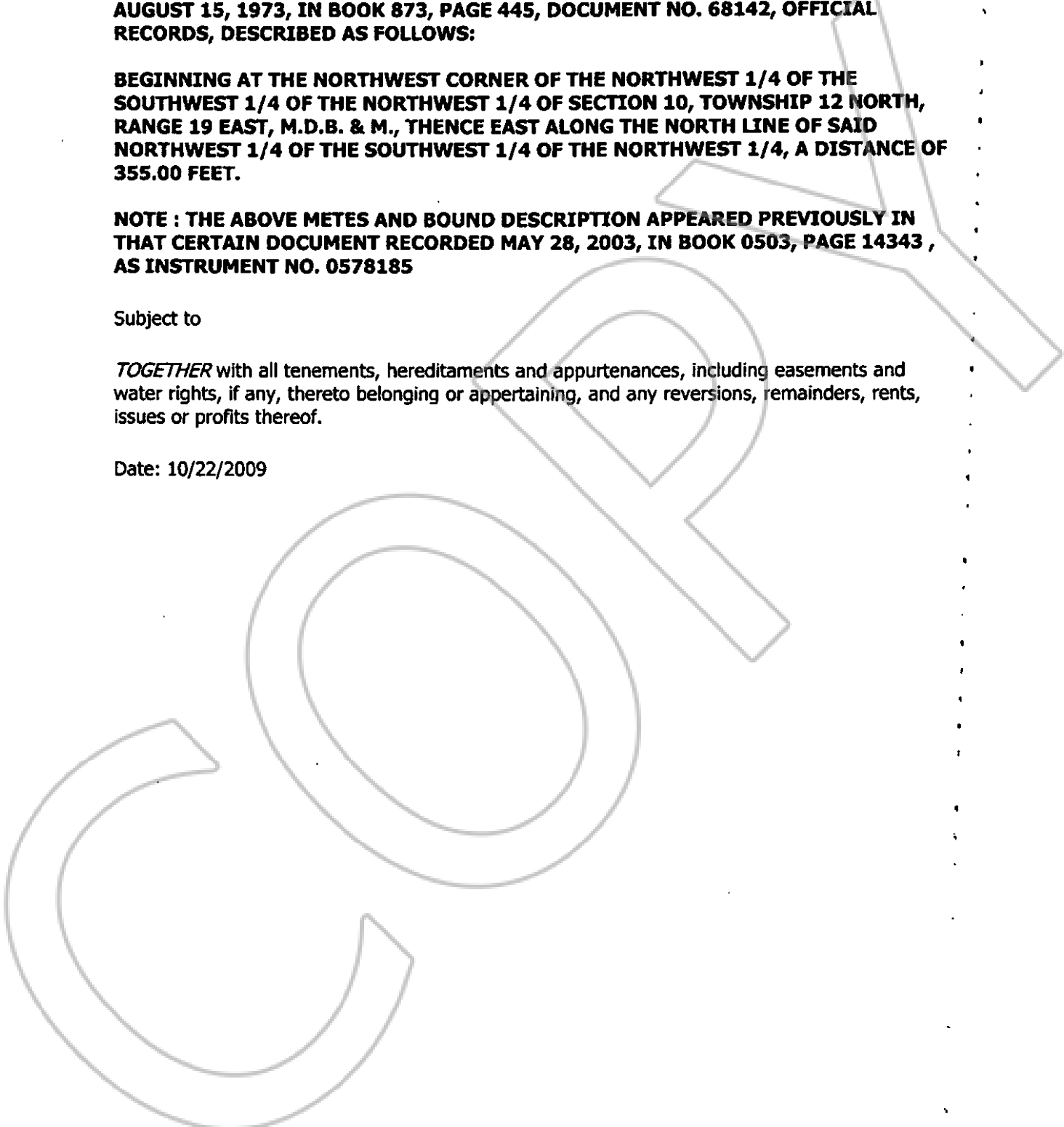
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 355.00 FEET.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 28, 2003, IN BOOK 0503, PAGE 14343 , AS INSTRUMENT NO. 0578185

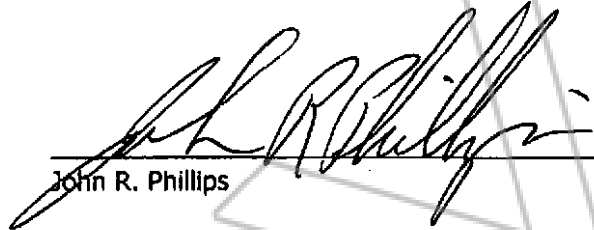
Subject to

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: 10/22/2009






John R. Phillips

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

This instrument was acknowledged before me on
10/20/09 by

John R. Phillips



Notary Public

(My commission expires: 4/10/11)

