

DOC # 754341
11/20/2009 03:06PM Deputy: DW
OFFICIAL RECORD
Requested By:
WESTERN TITLE INC RIDGE
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 43.00
BK-1109 PG-5031 RPTT: 1,755.00



APN# : 1320-26-002-024
RPTT: \$1,755.00

Recording Requested By:
Western Title Company
Escrow No.: 026800-LMB
When Recorded Mail To:
Eric B. Forstrom
1613 Heron Cove Court
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)
same as above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

Lynette Bonnett
Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Kenneth C. Barnes, an unmarried man and Jeanne Barnes, an unmarried woman who acquired title as Kenneth C. Barnes and Jeanne Barnes, husband and wife

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Eric B. Forstrom and Connie R. Forstrom, husband and wife as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/17/2009



EXHIBIT "A"

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest 1/4 of Section 26, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Parcel 2 as shown on Parcel Map #2 for Michael and Mary Jarrett filed for record in Book 891 at Page 2279 as Document Number 257812, Official Records of Douglas County, Nevada.

Excepting therefrom all that portion described as follows:

Commencing at the most Westerly corner of aforesaid Parcel 2; thence along the Northwesterly and Northeasterly boundary lines thereof North 30°17'49" East a distance of 392.97 feet to the TRUE POINT OF BEGINNING; thence continuing North 30°17'49" East a distance of 212.64 feet; thence North 65°11'05" East a distance of 184.12 feet; thence South 00°00'43" East a distance of 228.88 feet; thence leaving said boundary line South 47°27'54" West a distance of 145.54 feet; thence North 90°00'00" West a distance of 59.92 feet; thence North 58°14'29" West a distance of 126.16 feet to the TRUE POINT OF BEGINNING and continuing 56,380 square feet more or less.

And together with all that portion of A.P.N. 23-295-06 as shown on the Record of Survey #3 to Accompany a Boundary Line Adjustment for Michael and Mary Jarrett, filed for record in Book 691, Page 4958 as Document Number 254161, Official Records of Douglas County, Nevada described as follows:

Commencing at the most Westerly corner of aforesaid Parcel 2 which point is the TRUE POINT OF BEGINNING; thence Northwesterly along the right-of-way line of Herron Cove Court through a curve to the left whose radius point bears S 30°17'49" W, 45.00 feet distant with a central angle of 30°18'56" and an arc length of 23.81 feet and whose chord bears N 74°50'38" W a distance of 23.53 feet; thence leaving said right-of-way line North 00°00'43" West a distance of 469.99 feet; thence South 58°14'29" East a distance of 259.99 feet; thence South 30°17'49" West a distance of 392.97 to the TRUE POINT OF BEGINNING and continuing 56,380 square feet more or less.

Subject to a private access easement 30.00 feet in width lying adjacent to, parallel with and Easterly of the following described line with the sideline thereof being lengthened or shortened as the case may be to meet the intersecting boundary line:

Commencing at the most Westerly corner of aforesaid Parcel 2; thence Northwesterly along the right-of-way line of Herron Cove Court through a curve to the left whose radius point bears S 30°17'49" W, 45.00 feet distant with a central angle of 30°18'56" and an arc length of 23.81 feet and whose chord bears N 74°50'38" W a distance of 23.53 feet to the TRUE POINT OF BEGINNING of this 30.00 foot wide private access easement; thence leaving said right-of-way line North 00°00'43" West a distance of 469.99 feet to the terminus point of this 30.00 foot wide private access easement.

The Basis of Bearing of this description is the Northwesterly line of Parcel 2, which bears North 30°17'49" East as shown on Parcel Map #2 for Michael and Mary Jarrett filed for record in Book 891 at Page 2279 as Document Number 257812, Official Records of Douglas County, Nevada

Together with an easement for ingress and egress and incidental purpose more particularly



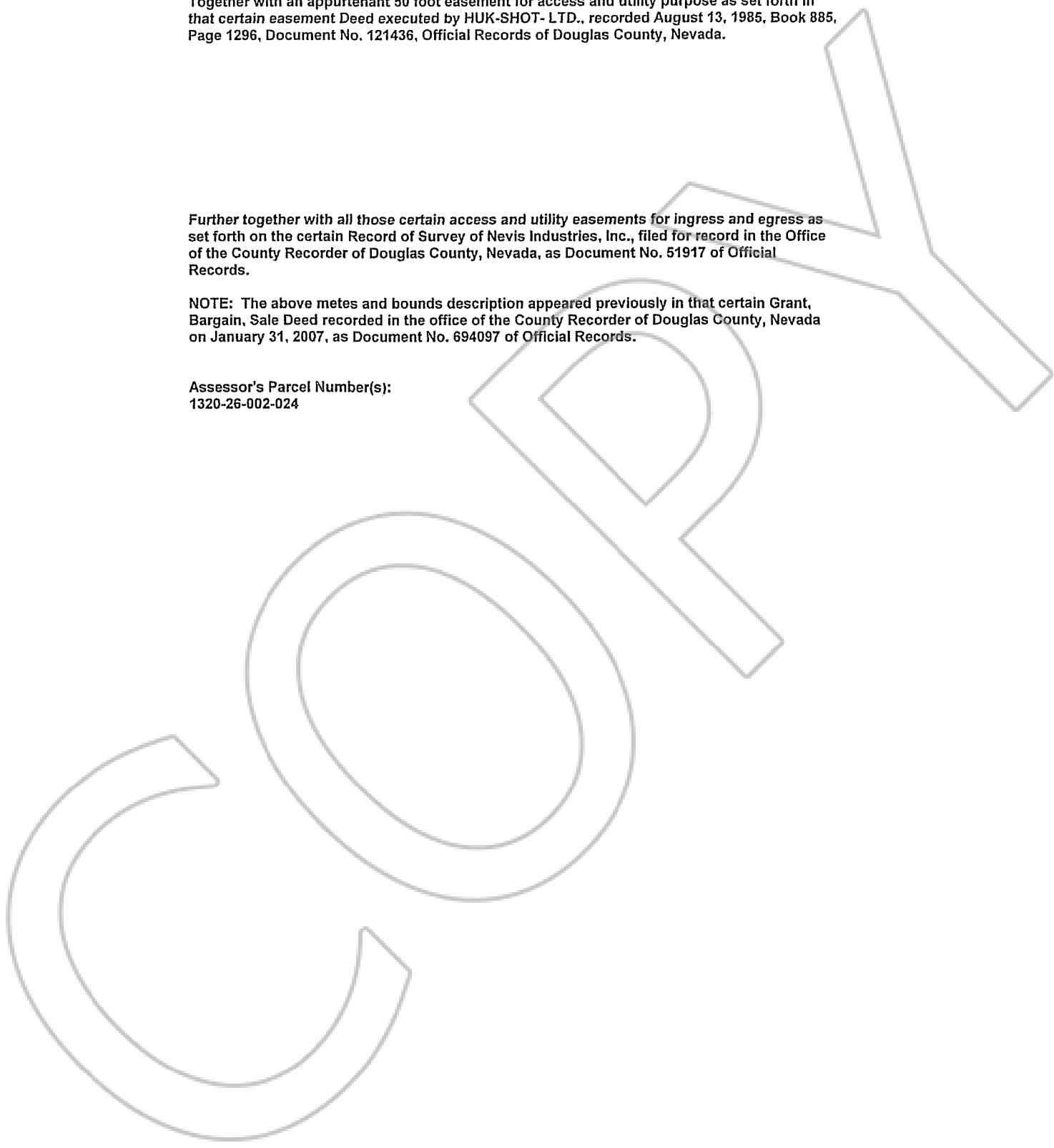
described in the certain instrument recorded June 28, 1991, Book 691, Page 4933, Document No. 254155, Official Records of Douglas County, Nevada.

Together with an appurtenant 50 foot easement for access and utility purpose as set forth in that certain easement Deed executed by HUK-SHOT- LTD., recorded August 13, 1985, Book 885, Page 1296, Document No. 121436, Official Records of Douglas County, Nevada.

Further together with all those certain access and utility easements for ingress and egress as set forth on the certain Record of Survey of Nevis Industries, Inc., filed for record in the Office of the County Recorder of Douglas County, Nevada, as Document No. 51917 of Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 31, 2007, as Document No. 694097 of Official Records.

Assessor's Parcel Number(s):
1320-26-002-024





Grant, Bargain and Sale Deed – Page 2

Kenneth C. Barnes
Kenneth C. Barnes

Jeanne Barnes
Jeanne Barnes

STATE OF NEVADA

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

November 18, 2009

by Kenneth C. Barnes & Jeanne Barnes

Kay B. Golden
Notary Public

