

A.P.N. #	1320-34-002-012
RPTT	*3
Escrow No.	1021898-LMS
Recording Requested By:	
Stewart Title	
When Recorded Mail To:	
JAMES B CORCORAN	
1426 Willow Creek.	
GARONVILLE NY 89410	

DOC # 754911
 12/03/2009 03:58PM Deputy: DW
OFFICIAL RECORD
 Requested By:
 STEWART TITLE - CARSON
 Douglas County - NV
 Karen Ellison - Recorder
 Page: 1 of 5 Fee: 18.00
 BK-1209 PG-652 RPTT: EX#003



(for recorders use only)

GRANT BARGAIN AND SALE DEED
 (Title of Document)

Please complete Affirmation Statement below:

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)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____
 (State specific law)

 Signature Title
 L Silva Escrow

Print Signature
 This DEED is BEING RECORDED TO CORRECT
 legal description

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)



754911 Page: 2 of 5 12/03/2009

BK-1209
PG-653

DOC # 0705916
07/23/2007 11:35 AM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

A.P.N.: 1320-34-002-012
File No: 143-2326567 (MK)

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 3 Fee: 16.00
BK-0707 PG- 7967 RPTT: # 5



When Recorded Return To:
James R. Corcoran
1426 Willow Creek
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Sandra A. Corcoran, a married woman and spouse of grantee herein
do(es) hereby *GRANT, BARGAIN and SELL* to

James R. Corcoran, a married man as his sole and separate property
the real property 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 SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M.,
DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL 3-A AS SHOWN ON THE PARCEL MAP FOR WILLIAM C. ADAMS
AND JUNE R. ADAMS, FILED FOR RECORD IN BOOK 184, AT PAGE 5480 AS DOCUMENT NUMBER
95192, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3-A AS SHOWN ON AFORESAID MAP,
WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN
BOUNDARY LINE OF SAID PARCEL 3-A
NORTH 89°42'02" WEST A DISTANCE OF 463.44 FEET TO A POINT ON THE CENTERLINE OF
ORCHARD ROAD AS SHOWN ON AFORESAID MAP; THENCE ALONG SAID CENTER LINE NORTH
22°05'55" WEST A DISTANCE OF 69.91 FEET TO AN ANGLE POINT; THENCE CONTINUING
ALONG SAID CENTERLINE
NORTH 19°04'28" WEST A DISTANCE OF 251.39 FEET TO A POINT ON THE NORTHERN
BOUNDARY LINE OF AFORESAID PARCEL 3-A; THENCE ALONG SAID NORTHERN BOUNDARY
LINE
NORTH 89°41'53" EAST A DISTANCE OF 534.30 FEET TO THE NORTHEAST CORNER OF SAID
PARCEL 3-A; THENCE ALONG THE EASTERN BOUNDARY LINE OF SAID PARCEL 3-A
SOUTH 07°04'41" EAST A DISTANCE OF 305.08 FEET TO THE SOUTHEAST CORNER OF PARCEL
3-A AND THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL OF THE EASEMENTS AFFECTING THE ABOVE DESCRIBED PARCEL AS SHOWN
ON THE AFORESAID MAP, WHICH INCLUDES A 25 FOOT PUBLIC ACCESS EASEMENT LYING
NORTHERLY AND EASTERLY OF THE CENTERLINE OF ORCHARD ROAD AS SHOWN ON
AFORESAID MAP.

THE BASIS OF BEARING OF THIS LEGAL DESCRIPTION IN THE SOUTH LINE OF PARCEL 3-A
WHICH BEARS N 89°42'02" E AS SHOWN ON THE PARCEL MAP FOR WILLIAM C. ADAMS AND
JUNE R. ADAMS, FILED FOR RECORD IN BOOK 184, AT PAGE 5480 AS DOCUMENT NUMBER
95192, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

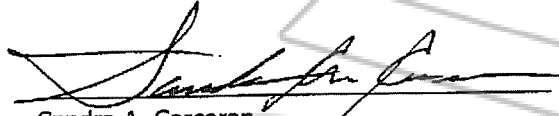


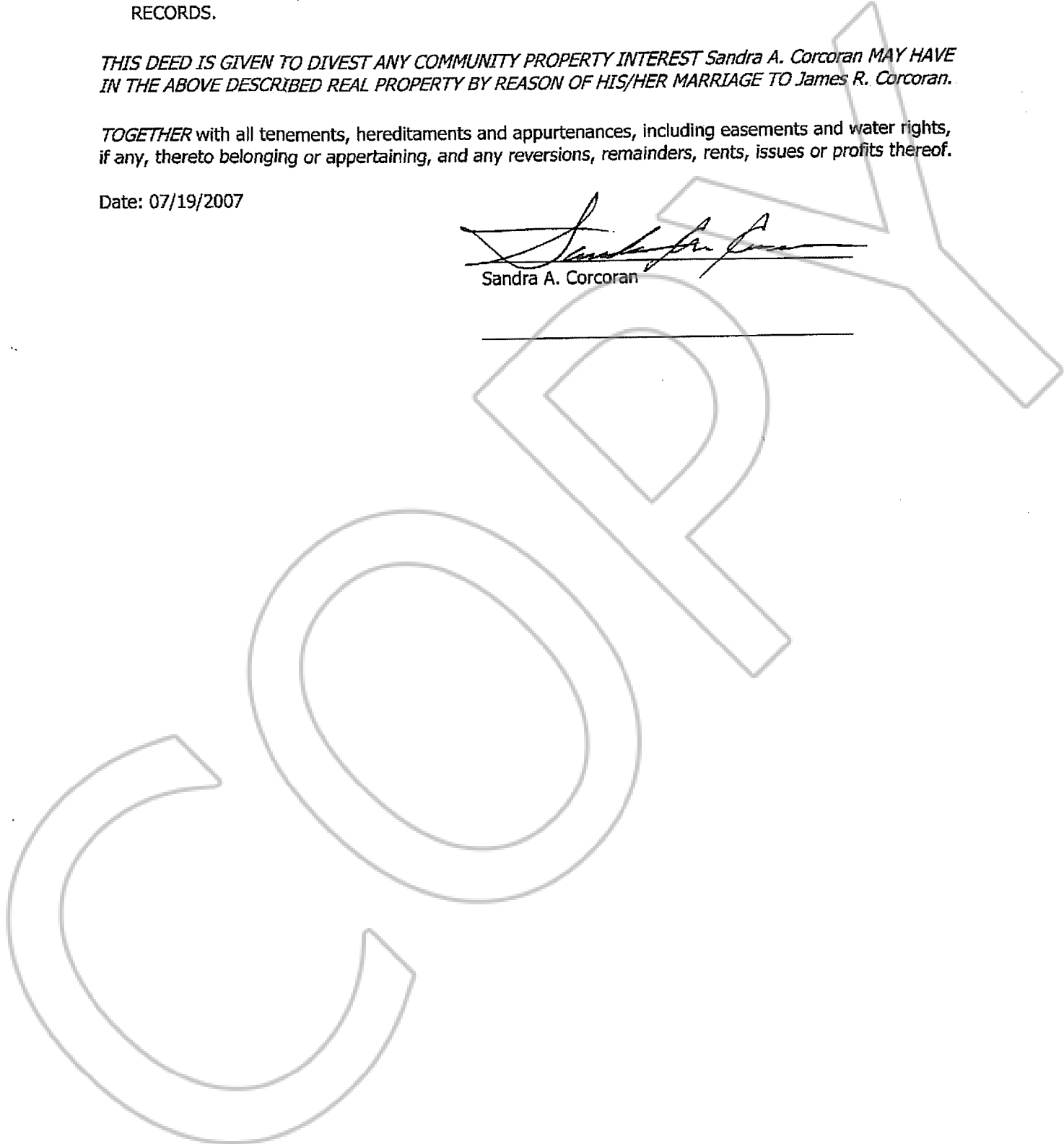
PER NRS 111.312 THIS LEGAL DESCRIPTION WAS PREVIOUSLY SHOWN IN A DOCUMENT RECORDED JUNE 22, 2004 IN BOOK 0604 PAGE 11169 AS DOCUMENT NO. 616838 OF OFFICIAL RECORDS.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Sandra A. Corcoran MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO James R. Corcoran.

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: 07/19/2007


Sandra A. Corcoran





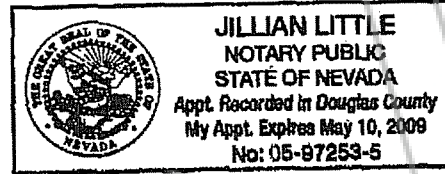
STATE OF **NEVADA**)
)
) :SS.
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on

7/19/07 by
Sandra A. Corcoran

Jillian Little
Notary Public

(My commission expires: May 10, 2009)



COOPER

1500 00
This instrument was acknowledged before me on
7/19/07 by Sandra A. Corcoran
Jillian Little
Notary Public
My commission expires May 10, 2009





Exhibit A
LEGAL DESCRIPTION

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southeast 1/4 of Section 34, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel 3-A as shown on the Parcel Map for William C. Adams and June R. Adams, filed for record in Book 184, at Page 5480 as Document No. 95192, Official Records of Douglas County, Nevada described as follows:

Commencing at the Southeast corner of Parcel 3-A as shown on aforesaid map, which point is the True Point of Beginning; thence along the Southern boundary line of said Parcel 3-A; North 89°42'02" West a distance of 463.44 feet to a point on the centerline of Orchard Road as shown on aforesaid map; thence along said centerline North 22°05'55" West a distance of 69.91 feet to an angle point; thence continuing along said centerline North 19°04'28" West a distance of 251.39 feet to a point on the Northern boundary line of aforesaid Parcel 3-A; thence along said Northern boundary line North 89°41'53" East a distance of 534.30 feet to the Northeast corner of said Parcel 3-A; thence along the Eastern boundary line of said Parcel 3-A South 07°04'41" East a distance of 305.08 feet to the Southeast corner of Parcel 3-A and the True Point of Beginning.

Subject to all of the easements affecting the above described parcel as shown on the aforesaid map, which includes a 25 foot public access easement lying Northerly and Easterly of the centerline of Orchard Road as shown on aforesaid map.

The basis of bearing of this legal description in the South line of Parcel 3-A which bears N 89° 42' 02" E as shown on the parcel map for William C. Adams and June R. Adams filed for record in Book 184, at Page 5480 as Document Number 95192, Official Records of Douglas County, Nevada.

Per NRS 111.312 this legal description was previously shown in a document recorded June 22, 2004 in Book 0604 Page 11169 as Document No. 616838 of Official Records.

ASSESSOR'S PARCEL NO. 1320-34-002-012