DOC # 754912
12/03/2009 03:59PM Deputy: DW
OFFICIAL RECORD
Requested By:
STEWART TITLE - CARSON
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: 19.00
BK-1209 PG-657 RPTT: 0.00

A.P.N. #	1320-34-002-012
RPTT	*3
Escrow No.	10218898-LMS
Recording Requested By:	
Stewart Title	
When Recorded Mail To:	
JAMES R CORCORAN	
14216 Willow Creek.	
GARDNERVILLE NV 89410	

(for recorder's 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 Rerecorded 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)

DOC # 0706083
07/24/2007 01:19 PM Deputy: GB
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0707 PG- 8725 RPTT: # 5

A.P.N.: 1320-34-002-012

File No: ()

R.P.T.T.: $0.00 #5

When Recorded Mail To: Mail Tax Statements 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,

James R. Corcoran, a married man as his sole and separate property

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

James R. Corcoran and Sandra A. Corcoran, husband and wife as joint tenants

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, FLED 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.

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

James R. Corcoran

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

This instrument was acknowledged before me on July 19, 2007 by **James R. Corcoran.**

Notary Public
(My commission expires: May 10, 2009)

JILLIAN LITTLE
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded In Douglas County
My Appt. Expires May 10, 2009
No: 05-97253-5

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 19, 2007** under Escrow No. **143-2326567**.

Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 12th

day of October 2009

By: Deputy Recorder

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