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APN: 1318-15-111-010

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1209 PG-2034 RPTT: 1072.50



GRANT BARGAIN AND SALE DEED

THIS INDENTURE made by and between **GERALD A. RICHARDSON**, a married man, as his sole and separate property, Grantor; and **BRIAN D. RICHARDSON AND BARBARA J. RICHARDSON**, husband and wife, as community property with right of survivorship (NRS 111.064.2), Grantees,

WITNESSETH:

THAT GRANTOR, in consideration of Two hundred & seventy-five thousand AND 00/100 (\$ 275,000.00) DOLLARS, lawful money of the United States, to him in hand paid by Grantees, receipt of which is hereby acknowledged, does, by these presents, hereby grant, bargain, and sell unto Grantees, **BRIAN D. RICHARDSON AND BARBARA J. RICHARDSON**, husband and wife, as community property with right of survivorship, all of Grantor's one-half (1/2) remaining interest in all that certain land ("The Property") situate in the County of Douglas, State of Nevada, more particularly described as:

EXHIBIT 1

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, to be held as their community property with right of survivorship (NRS 111.064.2).

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year beside his signature.

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EXHIBIT 1

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LEGAL DESCRIPTION:

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

PARCEL NO. 1

Lot 61, as shown on the official plat of PINEWILD UNIT NO. 2, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

Assessment Parcel No. 05-212-10-5.

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, and Supplement to Amended Declaration of Covenants, Conditions, and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.




PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

PRIOR RECORDING DATA

Document Number 0558037, in Book 1102 at Page 06928, recorded November 4, 2002, Official Records, Douglas County, Nevada.

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ADDRESS OF GRANTOR: Gerald A. Richardson 17244 Eagle Bend Boulevard Jacksonville, Florida 32226	RECORDING REQUESTED BY: Brian D. Richardson Barbara J. Richardson 1718 Port Barmouth Newport Beach, California 92660
ADDRESS OF GRANTEEES: Brian D. Richardson Barbara J. Richardson 1718 Port Barmouth Newport Beach, California 92660	UPON RECORDING RETURN TO: Brian D. Richardson Barbara J. Richardson 1718 Port Barmouth Newport Beach, California 92660
MAIL TAX STATEMENTS TO: Brian D. Richardson Barbara J. Richardson 1718 Port Barmouth Newport Beach, California 92660	RECORDER'S STAMP:
CERTIFICATION: <input checked="" type="checkbox"/> I hereby affirm that this document submitted for recording purposes <u>does not</u> contain a social security number. or <input type="checkbox"/> I hereby affirm that this document submitted for recording purposes contains a social security number of a person as required by law: _____ <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  Signature </div> <div style="text-align: center;">  Title </div> </div> <div style="margin-top: 20px;">  Print name </div>	

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