

DOC # 756344
12/29/2009 03:48PM Deputy: DW
OFFICIAL RECORD
Requested By:
FIRST CENTENNIAL - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1209 PG-6681 RPTT: 2,652.00



APN: 1320-30-701-009

Escrow No. 00176484 - 001 -04
RPTT \$2,652.00

When Recorded Return to:
BENJAMIN P. CHAYRA AND LYDIA CHAYRA,
TRUSTEES

10114 Via Ponte

Reno, NV 89511

Mail Tax Statements to:

PLEASE SEND TO GRANTEE AT ADDRESS
ABOVE.

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That UMBERT C. VON HOFEN AND KATHLEEN A. VON HOFEN, TRUSTEES OF THE VON HOFEN LIVING TRUST DATED APRIL 6TH, 2000

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to BENJAMIN P. CHAYRA AND LYDIA CHAYRA, TRUSTEES OF THE TRUST AGREEMENT OF BENJAMIN P. CHAYRA AND LYDIA CHAYRA DATED DECEMBER 11TH, 2006

all that real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this December 12, 2009

SPACE BELOW FOR RECORDER



This signature page is attached to that certain Grant, Bargain and Sale Deed by and between UMBERT C. VON HOFEN AND KATHLEEN A. VON HOFEN, TRUSTEES OF THE VON HOFEN LIVING TRUST DATED APRIL 6TH, 2000, GRANTORS AND BENJAMIN P. CHAYRA AND LYDIA CHAYRA, TRUSTEES OF THE TRUST AGREEMENT OF BENJAMIN P. CHAYRA AND LYDIA CHAYRA DATED DECEMBER 11TH, 2006, GRANTEES, DATED HERWITH:

THE VON HOFEN LIVING TRUST
DATED APRIL 6TH, 2000

Umbert C. von Hofen TTEE

BY: UMBERT C. VON HOFEN
ITS: TRUSTEE

THE VON HOFEN LIVING TRUST DATED APRIL
6TH, 2000

Kathleen A. von Hofen TTEE

BY: KATHLEEN A. VON HOFEN
ITS: TRUSTEE

STATE OF NEVADA
COUNTY OF

See attached Acknowledgment
Ⓟ 12-12-09

This instrument was acknowledged before me on _____,
by _____.

NOTARY PUBLIC

STATE OF NEVADA
COUNTY OF

This instrument was acknowledged before me on _____,
by _____.

NOTARY PUBLIC

SPACE BELOW FOR RECORDER



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Mateo

On Dec. 12, 2009 before me, Karina Mata, Notary Public

personally appeared Umbert C. Von Hofen and Kathleen A. VonHofen



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 12.12.09 Number of Pages: 3

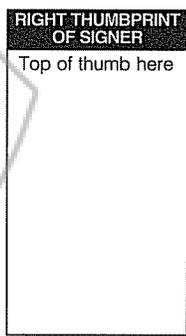
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kathleen A. VonHofen

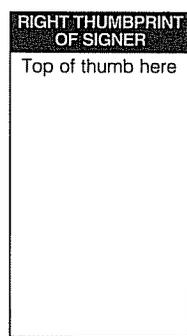
Signer's Name: Umbert C. VonHofen

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____



Exhibit A

PARCEL 1:

Beginning at the Northwesterly corner of Parcel No. 1, McDonalds Corporation, as shown on Record of Survey for MCDONALDS CORPORATION, recorded June 5, 1984, Book 684, Page 420, Document No. 101722, Official Records of Douglas County; thence North 63°25'00" West along the Southerly right of way of Highway 395, a distance of 14.00 feet to the TRUE POINT OF BEGINNING; thence North 63°25'00" West along the Southerly right of way of Highway 395, a distance of 110.00 feet to a point; thence South 26°35'00" West a distance of 200 feet to a point; thence South 63°25'00" East a distance of 110.00 feet to a point; thence North 26°35'00" East a distance of 200.00 feet to THE TRUE POINT OF BEGINNING.

PARCEL 2:

A 30.00 foot wide access and utility easement described as follows:

Beginning at the Southwest corner of Parcel 1 of Record of Survey for BREUER-HARRISON, INC., Document No. 158863, Book 787, Page 3344, Official Records of Douglas County, being the TRUE POINT OF BEGINNING; thence South 63°25' East a distance of 175.00 feet; thence South 68°10'50" East a distance of 180.61 feet; thence South 63°25' East a distance of 110.00 feet to a point being on the centerline of Easement No. 1 shown in Amended Declaration of Covenants, Conditions and Restrictions and Establishment of Easements, recorded January 3, 1991, in Book 191, Page 188, as Document No. 242195, Official Records, Douglas County, Nevada; thence South 26°35' West a distance of 30.00 feet; thence North 63°25' West a distance of 110.00 feet; thence North 68°10'50" West a distance of 180.61 feet; thence North 63°25' West a distance of 175.00 feet; thence North 26°35' East a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

The above metes and bounds description was previously described in Deed recorded April 30, 2008, in Book 408, page 7663, as Document No. 722443, Official Records of Douglas County, Nevada.

SPACE BELOW FOR RECORDER
