

OFFICIAL RECORD

Requested By:
TSI TITLE & ESCROW

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0310 PG- 6863 RPTT: 22425.00

A.P. N.: 1418-34-401-009
Escrow No.: 09-51967-RM
R.P.T.T.: \$22,425.00



WHEN RECORDED MAIL TO:
Mr. & Mrs. Alfred J. Amoroso, Trustees
P.O. Box 1038
Zephyr Cove, NV. 89448

GRANT, BARGAIN and SALE DEED

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

Suzanne Merrill Newell and Cynthia Merrill O'Malley as Successor Co-Trustees of the Marjorie Merrill Luippold 1996 Trust u/i/d September 30, 1996 as to an undivided 1/3 interest, Cynthia Merrill O'Malley, Trustee of the C & L O'Malley 1997 Trust u/i/d May 8, 1997, as to an undivided 1/3 interest and Suzanne Merrill Newell, Trustee of the S.M. Newell 2006 Trust u/i/d April 11, 2006

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

Alfred J. Amoroso and Regina A. Amoroso, Trustees of The Amoroso Family Trust dated 4/2/2000, as trustee

the real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

All that portion of the North 1/2 of the South 1/2 of Lot 4, Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the Westerly line of U.S. Highway 50 which bears North 29°59'42" West 378.30 feet from the South 1/4 corner of said Section 34;
thence North 89°56'50" West 410.40; thence North 00°03'10" East 20.00 feet;
thence South 89°56'50" East 100.00 feet; thence North 00°03'10" East 120.00 feet;
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 20.00 feet;
thence North 89°56'50" West 100.00 feet; thence South 00°03'10" West 120.00 feet;
thence North 89°56'50" West 309.60 feet to a point on the meander line of Lake Tahoe;
thence along said meander line North 38°24'15" East 280.29 feet; thence South 89°56'12" East 601.69 feet to a point on the Westerly line of U.S. Highway 50; thence along said Westerly line South 11°22'15" East 224.15 feet to the Point of Beginning.

Together with all that real property described as follows:

Beginning at the Southwest corner of the above described parcel;
thence North 89°56'12" West 71 feet, more or less, to a point on the approximate low water line;
thence along the approximate low water line North 23° 25' East 111 feet;
thence North 11°25' East 47 feet;
thence North 31°25' East 39 feet;
thence North 63°25' East 85.95 feet;
thence leaving the approximate low water line South 89°56'12" East 94.5 feet,
more or less to the Northwest corner of the above described parcel;
thence South 38° 24'15" West 280.29 feet to the point of beginning.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

"Per N.R.S.111.312, This legal description was previously recorded on January 23, 1998, in Book 0198, Page 3558, as Document No. 0431077, Official Records, Douglas County, State Of Nevada."

Parcel 2:

Together with roadway easements as recorded in Book 9, Pages 224, 225 and 226, Official Records of Douglas County, Nevada.

Parcel 3:

Easement for pipeline for Betty Springs as evidenced by document recorded June 09, 1936 in Book U of Deeds at Page 204.

The exact location of said easement is not disclosed of record.

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.

SEE SIGNATURE PAGE ATTACHED

Date: March 26, 2010

The Marjorie Merrill Luippold 1996 Trust u/i/d September 30, 1996

BY: Suzanne Merrill Newell
Suzanne Merrill Newell, Co-Trustee

BY: Cynthia Merrill O'Malley
Cynthia Merrill O'Malley, Co-Trustee

The C & L O'Malley 1997 Trust u/i/d May 8, 1997

BY: Cynthia Merrill O'Malley
Cynthia Merrill O'Malley, Trustee

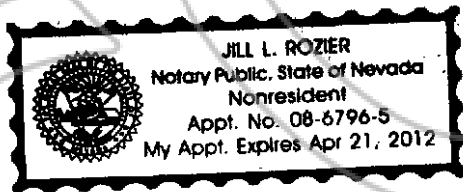
The S.M. Newell 2006 Trust u/i/d April 11, 2006

BY: Suzanne Merrill Newell
Suzanne Merrill Newell, Trustee

State of NEVADA }
County of DOUGLAS } ss:

On March 26, 2010
Before me, a Notary Public, personally appeared
Suzanne Merrill Newell and Cynthia Merrill O'Malley

[] personally known to me -or- [X] 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



WITNESS my hand and official seal
Jill L. Rozier
Jill L. Rozier
NAME (TYPED OR PRINTED)