

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0310 PG- 6866 RPTT: 1365.00



A.P. N.: 1418-34-401-011
Escrow No.: 09-51969-RM
R.P.T.T.: \$1,365.00

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 Majorie Merrill Luippold Trust w/t/d September 30, 1996,

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,

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

Parcel 1

That portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 14 North, Range East, M.D.B. & M., that is more particularly described as follows:

Beginning at a point in the South line of the property described in deed to Hugh T. Harrison, et ux, recorded May 15, 1956, in Book C-1 of Deeds, Page 49, Douglas County, Nevada records, from which the South Quarter corner of said Section 23 bears 89°56'50" East 410.40 feet and South 29°59'42" East 378.30 feet; thence from the point of beginning North 0°03'10" East 120.00 feet; thence North 89°56'50" West 100 feet; thence South 0°03'10" West 120.00 feet to a point in the South line of property above referred to; thence South 89°56'50" East 100 feet to the point of beginning.

Parcel 2

An easement for ingress to said parcel from Highway 50, and egress therefrom to said highway to be used in common with others entitled to use the same over the strips of parcels described in documents recorded March 11, 1961 in Book 9, Pages 224, 225, 226 and 227, Douglas County, Nevada records, and over that strip of land 20 feet in width that lies 10 feet on either side of the following described centerline:

Beginning at a point on the West right of way line of U.S. Highway 50 and which bears North 21°15'55" West a distance of 703.06 feet from the South Quarter corner of Section 34, Township 14 North, Range 18 East, M.D.B. & M; thence North 89°56'12" West 285.00 feet to a point; thence South 47°23'50" West 114.00 feet; thence South 76°00'00" West 48.00 feet to the true point of beginning; thence South 13°34'00" West 71.70 feet; thence South 32°37'30" East 59.26 feet to the Northerly line of the parcel of ground conveyed by this deed. The lines of said 20-foot strip are to be lengthened or shortened to intersect the Northerly line of said parcel of ground.

Per N.R.S. 111.312 this legal description was previously recorded on December 15, 2006, in Book 1206, Page 5869, as Document No 690903, Official Records, Douglas County, State of Nevada 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: 3/26/2010

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART FOR THE PURPOSE OF OBTAINING SIGNATURES.

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

Suzanne Merrill Newell
Suzanne Merrill Newell, Co-Trustee

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

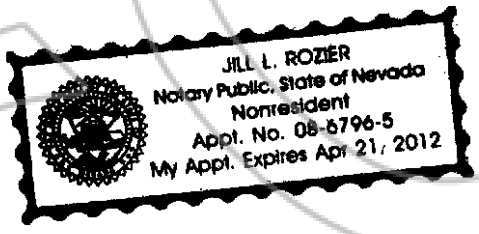
State of NEVADA }
County of DOUGLAS } ss:

On March 26, 2010
Before me, a Notary Public, personally appeared

SUZANNE MERRILL NEWELL & CYNTHIA MERRILL O'MALLEY

[] personally known to me -or- 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)