

A.P. N.: 1418-34-401-010  
Escrow No.: 09-51970-RM  
R.P.T.T.: \$2,242.50

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0310 PG-6868 RPTT: 2242.50



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

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## GRANT, BARGAIN and SALE DEED

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

Suzanne Merrill Newell, Trustee of the S.M. Newell 2006 Trust,

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 Southwest quarter of Section 34, Township 14 North, Range 18 East, M.D.B. & M., described as follows:

Commencing at the South quarter corner of said Section 34; thence North 29°59'42" West a distance of 378.30 feet to the Southeasterly corner of the property as conveyed to Hugh T. Harrison, et ux, by deed recorded May 15, 1956, in Book C-1 of Deeds at Page 49, Douglas County, Nevada, records; being a point in the Westerly right of way line of U.S. Highway 50; thence North 89°56'50" West along the South line of said Harrison property, a distance of 410.40 feet to the Southeast corner of the property conveyed to Warren E. Merrill, et ux, by deed recorded September 28, 1965, in Book 34, of Official Records at Page 565, Douglas County, Nevada; records; thence North 00°03'10" East along the East line of said Merrill property, a distance of 20.00 feet to the True Point of Beginning; thence continuing North 00°03' 10" East along the East line of said Merrill property and the Northerly extension thereof, a distance of 120.00 feet; thence South 89°56'50" East, a distance of 100.00 feet; thence South 00°03' 10" West, a distance of 120.00 feet to a point in the North line of an easement 20.00 feet in width, to be hereinafter described; thence North 89°56'50" West along the North line of said easement, a distance of 100.00 feet to the True Point of Beginning.

Parcel 2

Together with an easement 20.00 feet in width to be used in common with others particularly described as follows:

Commencing at the South quarter corner of said Section 34; thence North 29°59'42" West, a distance of 378.30 feet to the Southeasterly corner of the property conveyed to Hugh T. Harrison, et ux, by deed recorded May 15, 1956, in Book C-1 of Deeds at Page 49, Douglas County, Nevada; records, being a point in the Westerly right of way line of U.S. Highway 50; the True Point of Beginning; thence North 89°56'50" West along the South line of said Harrison property, a distance of 410.40 feet to the Southeast corner of the property conveyed to Warren E. Merrill, et ux, by deed recorded September 28, 1965, in Book 34, of Official Records at Page 565, Douglas County, Nevada, records; thence North 00°03'10" East along the East line of said Merrill property, a distance of 20.00 feet to the Southwest corner of the herein above described parcel; thence South 89°56'50" East along the South line of the herein above described parcel and the Easterly extension thereof, a distance of 406.36 feet to a point in the Easterly line of the Harrison property as first herein above referred to, being a point in the Westerly right of way line of said U.S. Highway 50; thence South 11°22'15" East along the Easterly line of said Harrison parcel, a distance of 20.40 feet to the True Point of Beginning.

Parcel 3

An easement 20.00 feet in width to be used in common with others the centerline of which is described as follows:

Commencing at the Northwest corner of the herein above described parcel of land; thence South 00°03' 10" West along the West line thereof, a distance of 10.00 feet to a point 10.00 feet North of the Northeast corner of the Merrill parcel as herein above referred to, the True Point of Beginning; thence along said centerline North 89°56'50" West, a distance of 62.95 feet to a point in the centerline of the easement as described in the deed to said Merrill property, as herein before referred to; thence continuing along the centerline North 32°37'30" West, a distance of 46.25 feet; thence North 13°34'00" East, a distance of 42.09 feet, to a point 10.00 feet South of the South line of the parcel of land described in the deed to A.W. Ray, et ux, recorded March 22, 1971, in Book 85, of Official Records at Page 70, Douglas County, Nevada, records

Per N.R.S. 111.312, this legal description was previously recorded on October 13, 2006 in Book 1206, Page 4452 as Document No. 690654, 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: March 26, 2010

Suzanne Merrill Newell

Suzanne Merrill Newell, Trustee of the S.M. Newell 2006 Trust

State of NEVADA }  
County of DOUGLAS } ss:

On MARCH 26, 2010  
Before me, a Notary Public, personally appeared  
Suzanne Merrill Newell, Trustee of the S.M. Newell 2006 Trust

[ ] 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. Kotler*  
JILL L. KOTLER  
NAME (TYPED OR PRINTED)

