

A.P.N.: 1220-24-601-013
File No: 143-2395078 (Rt)
R.P.T.T.: \$741.00 C



When Recorded Mail To: Mail Tax Statements To:
David J. Beronio and Kari R. Beronio
706 Mustang Lane
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Patrick George Hawks and Cherylee Hawks, HUSBAND AND WIFE, AS JOINT
TENANTS

do(es) hereby GRANT, BARGAIN and SELL to

David J. Beronio and Kari R. Beronio, Trustees of the Beronio Family
1995 Trust
the real property situate in the County of Douglas, State of Nevada, described as follows:

**A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12
NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, STATE OF NEVADA, AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE EAST
ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 3,795.00 FEET TO THE
SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ANDREW T.
MCCARTHY AND WIFE, IN DEED RECORDED APRIL 23, 1974, IN BOOK 474, PAGE
585, OFFICIAL RECORDS, AS DOCUMENT NO. 72838; THENCE CONTINUING EAST
ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 234.82 FEET TO THE
SOUTHEAST CORNER OF THE MCCARTHY LAND; THENCE NORTH ALONG THE EAST
LINE OF THE MCCARTHY LAND, A DISTANCE OF 198.01 FEET TO THE TRUE POINT OF
BEGINNING; SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL NO. 1 ON
THAT CERTAIN SURVEY PARCEL MAP, RECORDED AUGUST 7, 1974, IN BOOK 874,
PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS; THENCE EAST, A DISTANCE
OF 260.18 FEET TO A POINT IN THE CENTERLINE OF MUSTANG LANE; THENCE
NORTH ALONG THE CENTERLINE OF MUSTANG LANE, A DISTANCE OF 198.00 FEET TO
A POINT; THENCE WEST, A DISTANCE OF 260.18 FEET TO A POINT; THENCE SOUTH, A
DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.**

**EXCEPT THEREFROM ALL THAT CERTAIN PIECE OR PARCEL OF LAND LOCATED IN
THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.
& M., DOUGLAS COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:**



COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE EAST ALONG THE CENTERLINE OF ARABIAN LANE, A DISTANCE OF 4,029.82 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO DON CHAMBERS, ET UX, IN DEED RECORDED AUGUST 14, 1974, IN BOOK 874, PAGE 423, DOCUMENT NO. 74755, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE NORTH ALONG THE WEST LINE OF THE CHAMBER'S PARCEL OF LAND, A DISTANCE OF 198.01 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING FURTHER DESCRIBED AS THE NORTHWEST CORNER OF PARCEL NO. 2, AS MORE FULLY SHOWN ON THAT CERTAIN SURVEY PARCEL MAP RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE CONTINUING NORTH, A DISTANCE OF 12.50 FEET TO A POINT; THENCE EAST, A DISTANCE OF 260.18 FEET TO A POINT IN THE CENTERLINE OF MUSTANG LANE; THENCE SOUTH ALONG THE CENTERLINE OF MUSTANG LANE, A DISTANCE OF 12.50 FEET TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF CHAMBER'S PARCEL OF LAND FIRST ABOVE-MENTIONED; THENCE WEST ALONG THE NORTHERLY BOUNDARY LINE OF CHAMBER'S LAND, A DISTANCE OF 260.18 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING A PORTION OF PARCEL NO. 1, AS SET FORTH ON THAT CERTAIN SURVEY PARCEL MAP RECORDED AUGUST 7, 1974, IN BOOK 874, PAGE 120, DOCUMENT NO. 74599, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 03, 1976, IN BOOK 1276, PAGE 310, AS INSTRUMENT NO. 05049.

Subject to

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: 04/15/2010



Patrick George Hawks and Cherylee Hawks,

Patrick George Hawks
Patrick George Hawks,

Cherylee Hawks
Cherylee Hawks,

STATE OF **NEVADA**)
)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 4/29/10 by
Patrick George Hawks and Cherylee Hawks

Rishele L. Thompson
Notary Public
(My commission expires: 4/10/11)

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2011

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 15, 2010** under Escrow No. **143-2395078**.