

DOC # 765079
06/10/2010 01:20PM Deputy: PK
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-610 PG-2076 RPTT: 1,218.75

A.P.N.: 1220-06-002-007
File No: 143-2396525 (Rt)
R.P.T.T.: \$1,218.76



When Recorded Mail To: Mail Tax Statements To:
John Caruana
851 Mottsville Lane
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Brett E. Reed, Sr., a married man as his sole and seperate property and Karen A. McGee,
an unmarried woman as tenants in common

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

John Caruana, an unmarried man

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

See attached legal description

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: 05/27/2010



Brett E. Reed Sr.

Brett E. Reed Sr

Karen McGee

Karen McGee

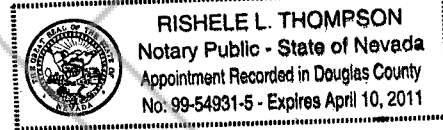
STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 6/2/10 by
Brett E. Reed, Sr and Karen McGee.

Rishele L. Thompson

Notary Public

(My commission expires: 4/10/11)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 27, 2010** under Escrow No. **143-2396525**.



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE NE CORNER OF THE N-1/2 OF LOT 1 OF SW-1/4 (NE-1/4 OF SW-1/4) OF SECTION 6, T 12 N, R 20 E, MDB & M, AND HAVING A FRONTAGE OF 1056 FEET, MORE OR LESS, ON MOTTSVILLE LANE, (SO CALLED), AND FRONTAGE OF 334 FEET, MORE OR LESS, OF FREVERT ROAD (SO CALLED), AND CONTAINING 8 ACRES, MORE OR LESS:

EXCEPTING HOWEVER, THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT 376-1/2 FEET W. OF WHERE THE COUNTY ROAD, KNOWN AS MOTTSVILLE COUNTY ROAD, INTERSECTS WITH THE ROAD KNOWN AS THE FREVERT ROAD, AND ON THE W BOUNDARY OF SAID FREVERT ROAD; THENCE IN A SOUTHERLY DIRECTION 276-3/4 FEET; THENCE WESTERLY 315 FEET; THENCE NORTHERLY 276-3/4 FEET TO THE S SIDE OF SAID MOTTSVILLE ROAD; THENCE ALONG THE S SIDE OF SAID MOTTSVILLE ROAD 315 FEET TO THE PLACE OF BEGINNING.

THIS LAND LIES IN SECTION 6, TOWNSHIP 12 N, RANGE 20 E, M.D.B. & M.

EXCEPTING FURTHER THE FOLLOWING DESCRIBED RIGHT OF WAY CONVEYED BY DEED FROM THERESA N. SPRINGMEYER TO THE STATE OF NEVADA FOR A STATE HIGHWAY:

BEING A PORTION OF THE NE-1/4 OF THE SW-1/4 OF SECTION 6, TOWNSHIP 12 N, RANGE 20 E, M.D.B. & M., MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A POINT ON THE CENTER LINE OF THE STATE HIGHWAY AT A POINT KNOWN AS ENGINEERS' STATION "L" 104/45.00 P.O.T., SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING N 4°55'40" E A DISTANCE OF 29,196.13 FEET FROM THE SW CORNER OF SECTION 31, TOWNSHIP 12 N, RANGE 20 E, M.D.B. & M., THENCE S 0°35' E ALONG SAID CENTER LINE A DISTANCE OF 328 FEET TO AN INTERSECTION WITH A PROPERTY LINE FENCE AT APPROXIMATELY ENGINEERS' STATION "L" 107 / 73.00 P.O.T.; THENCE N 89°25' W, A DISTANCE OF 50.00 FEET TO THE EASTERLY 50 FOOT RIGHT OF WAY LINE; THENCE N 0°35' W, A DISTANCE OF 328.00 FEET TO AN INTERSECTION WITH A PROPERTY LINE FENCE; THENCE S 89°25' E A DISTANCE OF 50.00 FEET TO ENGINEERS STATION "L" 104 / 45.00 P.O.T. TO THE POINT OF BEGINNING.

SAID RIGHT OF WAY FOR PUBLIC HIGHWAY CONTAINING 0.38 ACRES, MORE OR LESS.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 24, 1995, IN BOOK 0895, PAGE 04073 , AS INSTRUMENT NO. 369043.