

DOC # 768869
08/18/2010 03:08PM Deputy: DW
OFFICIAL RECORD
Requested By:
WESTERN TITLE COMPANY
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 8 Fee: 46.00
BK-810 PG-4075 RPTT: 947.70

APN# : 1420-28-111-004
RPTT: \$947.70

Recording Requested By:
Western Title Company
Escrow No.: 034460-ARW
When Recorded Mail To:
John E. Spratt & Carolyn I.
Spratt
2962 Del Rio Lane
Minden, NV
89423



Mail Tax Statements to: (deeds only)
Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Frances M. Culverhouse
Frances M. Culverhouse Grantor

Grant, Bargain, and Sale Deed

This document is being executed in counterpart.

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

William F. Culverhouse, a widower, Frances M. Culverhouse, a single woman, and Joanne M. Culverhouse, a single woman, all as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

John E. Spratt and Carolyn I. Spratt, Husband and Wife as Joint Tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 53, as set forth on Final Map of SARATOGA SPRINGS ESTATES UNIT NO. 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 23, 1994, in Book 594, Page 3894, as Document No. 338088 and as amended by Certificate of Amendment recorded July 8, 1994, in Book 794, Page 1165, as Document No. 341498, Official Records of Douglas County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/12/2010



Grant, Bargain and Sale Deed – Page 2

William F. Culverhouse by
William F. Culverhouse
Frances M. Culverhouse his
attorney-in-fact
Frances M. Culverhouse
Frances M. Culverhouse

SIGNED IN COUNTERPART

Joanne M. Culverhouse

STATE OF NEVADA

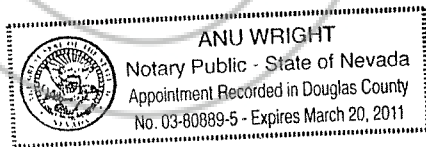
COUNTY OF Carson City } ss

This instrument was acknowledged before me on

August 17, 2010.

by Frances M. Culverhouse

Notary Public





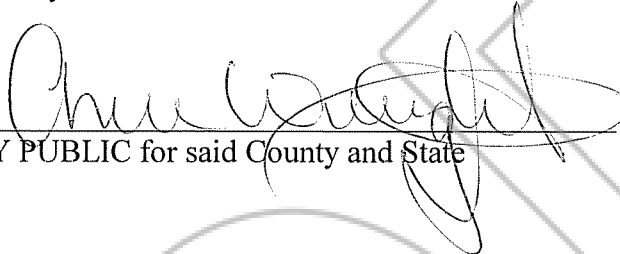
STATE OF NEVADA

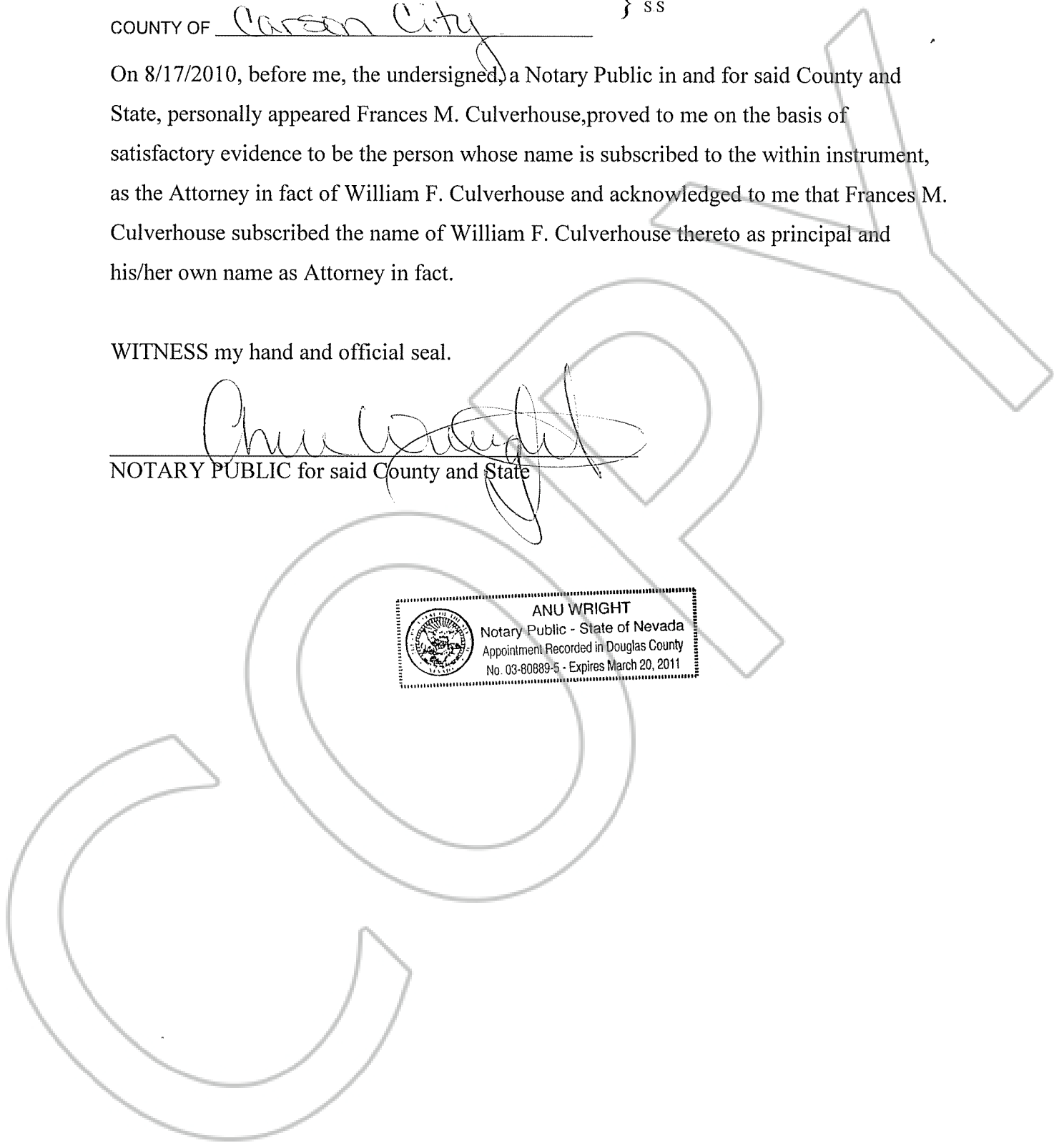
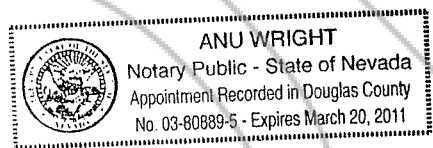
COUNTY OF Carson City

} ss

On 8/17/2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frances M. Culverhouse, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of William F. Culverhouse and acknowledged to me that Frances M. Culverhouse subscribed the name of William F. Culverhouse thereto as principal and his/her own name as Attorney in fact.

WITNESS my hand and official seal.


NOTARY PUBLIC for said County and State





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Dated: 08/12/2010



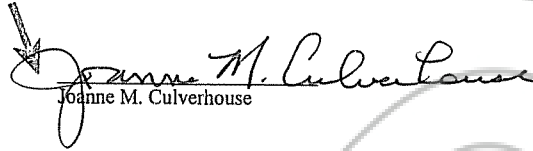
Grant, Bargain and Sale Deed – Page 2

SIGNED IN COUNTERPART

William F. Culverhouse

SIGNED IN COUNTERPART

Frances M. Culverhouse

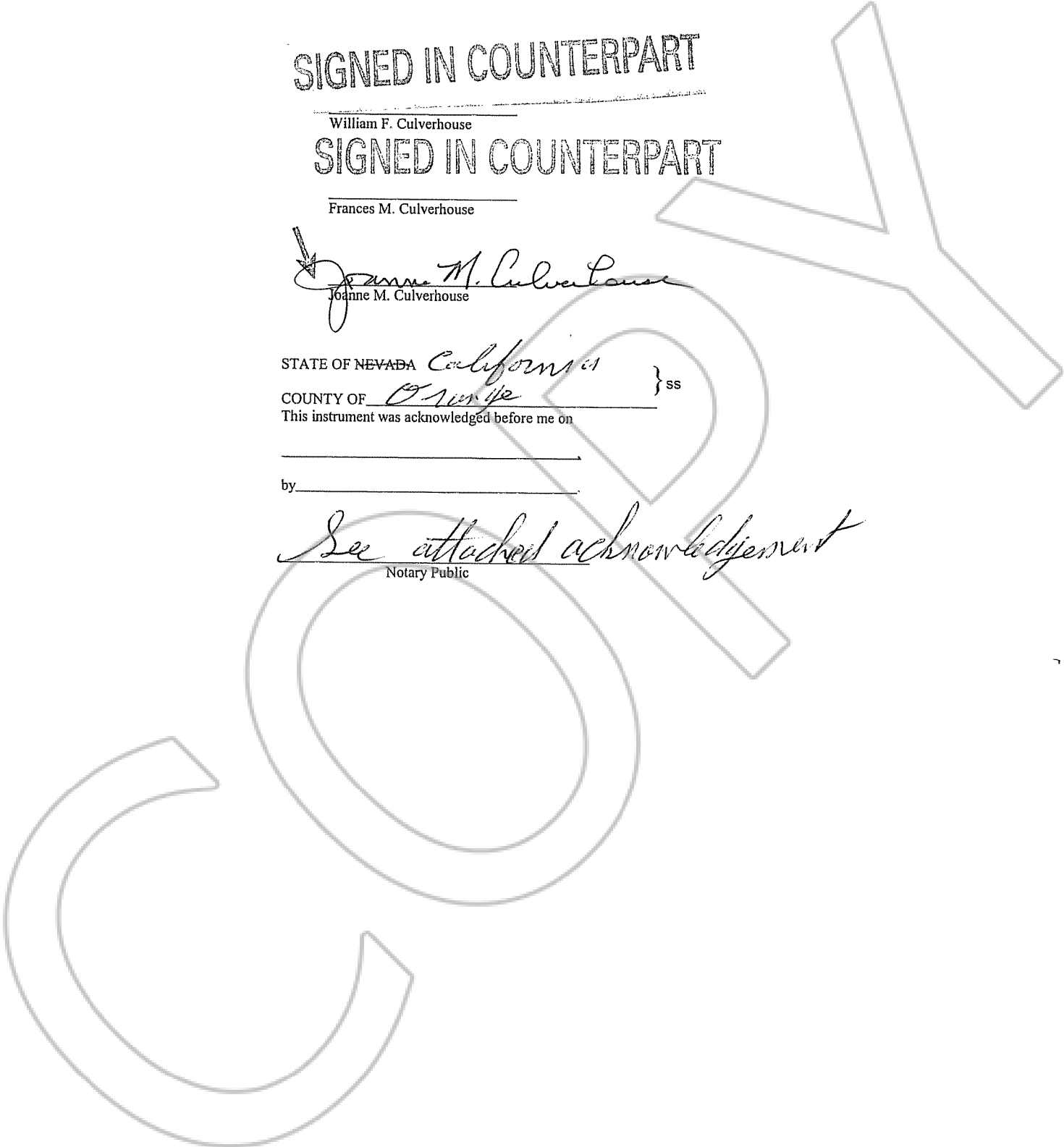

Joanne M. Culverhouse

STATE OF NEVADA *California* }
COUNTY OF *Orin* } ss
This instrument was acknowledged before me on

by _____

See attached acknowledgement

Notary Public





CERTIFICATE OF ACKNOWLEDGMENT

State of *California*)

County of *Orange*)

On *AUG. 13, 2010* before me *Mehdi Zahedi, N.P.* Personally appeared

- JOANNE MARIE QULVERHOUSE

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Mehdi Zahedi*
Mehdi Zahedi, N.P.



Notary Seal

OPTIONAL

Though the information below is not required by law, it may prove valuable to person(s) relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Title or type of Document *Grant, Buyin and Sale Deed*

Document Date *N/A* Number of pages: *2* (including this page)