

DOC # 769361
08/27/2010 11:04AM Deputy: SG
OFFICIAL RECORD
Requested By:
TICOR TITLE - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-810 PG-6221 RPTT: 731.25

A.P. N.: 1022-07-002-014
R.P.T.T.: \$731.25

Escrow #10-08-0804-LD

Mail tax bill to and when recorded mail to:
Lonnie D. Turner and Karen Turner
1000 Holmes Street
Calimesa, CA 92320

01005380-TO



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **JPMorgan Chase Bank, National Association**,, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Lonnie D. Turner and Karen L. Turner, husband and wife, as joint tenants**, all that real property situated in the County of **Douglas**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



IN WITNESS WHEREOF, this instrument has been executed this 19 day of Aug, 20 10
August, 2010

JPMorgan Chase Bank, National Association

By: [Signature]
Kelly Livingston, Vice President
Kelly Livingston
Vice President

ACKNOWLEDGEMENT

State of FLORIDA
County of Duval

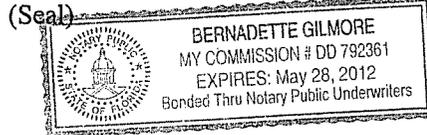
On 8-19-2010 before me, Bernadette Gilmore, a Notary Public
(insert name and title of the officer)

Personally [Signature] Vice President
appeared Kelly Livingston, VP Kelly Livingston,
who proved to me on the basis of satisfactory evidence to be the person(s) whose names (s)
is/are subscribed to the within interest 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
instruct,

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

WITNESS my hand and official seal.

Signature [Signature]
Bernadette Gilmore
My Commission #DD792361
Expires: May 28, 2012





Order No.: 01005380-TO

EXHIBIT A

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the South ½ of the Southeast ¼ of the Southwest ¼ of Section 7, Township 10 North, Range 22 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

A boundary line adjustment between Parcel 1 and 2 as described in deed filed for record in Book 1183 at Page 3127, as Document No. 091776, Official Records of Douglas County, Nevada and also known as assessors parcel numbers 1022-07-002-013 and 1022-07-002-014 respectively, and more particularly described as follows:

Commencing at the Southeast corner of aforesaid Section 7 as shown on the Parcel Map for Jack Bemis, filed for record in Book 1079 at Page 1710 as Document No. 37989, Official Records of Douglas County, Nevada; thence along the South line of said Section 7, South 89°31'00" West a distance of 2,592.64 feet to the South ¼ corner of said Section 7, which point is the TRUE POINT OF BEGINNING; thence continuing along said South line, South 86°41'39" West a distance of 1,335.25 feet to the Southeast corner of government Lot 4 of said Section 7; thence leaving said South line and along the West line of said government Lot 4 North 00°07'24" East a distance of 292.65 feet; thence leaving said West line North 86°30'24" East a distance of 1,127.84 feet; thence along a tangent curve to the left with a radius of 100.00 feet, a central angle of 72°07'27", and an arc length of 125.88 feet and whose chord bears North 50°26'41" East a distance of 117.73 feet; thence North 14°22'57" East a distance of 96.20 feet to a point on the Southwesterly right-of-way line of Highway 395; thence along said right-of-way line the following courses and distances: South 28°58'30" East a distance of 192.36 feet to a point on the East line of said Southeast ¼ of the Southwest ¼; thence along said East line North 00°14'26" East a distance of 204.88 feet; thence leaving said East line and continuing along aforesaid right-of-way line 28°58'30" East a distance of 334.50 feet; thence leaving said right-of-way line South 61°03'30" West a distance of 187.00 feet to a point on the East line of said Southeast ¼ of the Southwest ¼; thence along said East line South 00°14'26" West a distance of 106.00 feet to the TRUE POINT OF BEGINNING.

Said land set forth as Adjusted Parcel B on Record of Survey recorded July 7, 1992 in Book 792, Page 641, as Document No. 282749, Official Records of Douglas County, Nevada.

APN: 1022-07-002-014



PARCEL 2:

Together with a non-exclusive easement for ingress and egress as reserved in Deed recorded May 17, 2001, in Book 0501, at Page 5007, as Document No. 0514356, Official Records of Douglas County Nevada.

A strip of land 50 feet in width within the SW $\frac{1}{4}$ of Section 7, Township 10 North, Range 22 East, M.D.B.&M., in Douglas County, Nevada and more particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of Section 7, Township 10 North, Range 22 East, M.D.B.&M., (said corner being marked by a U.S.G.L.O. brass cap); thence N $00^{\circ}14'26''$ E a distance of 284.25 feet to a point on the Westerly right-of-way line of U.S. Highway 395; thence N $28^{\circ}58'30''$ W along said line a distance of 192.36 feet to the Northern most corner of Parcel B of Recorded Map, Book 792, Page 641, Document No. 282749; thence S $14^{\circ}22'57''$ W along a line common to Parcel A and Parcel B of said map a distance of 96.18 feet which is the TRUE POINT OF BEGINNING; thence along a curve to the right, with a radius of 100.00 feet, through an angle of $35^{\circ}56'09''$, an arc length of 62.72 feet; thence S $86^{\circ}30'24''$ W a distance of 97.05 feet; thence S $03^{\circ}29'36''$ E a distance of 19.30 feet to the Southerly line of said Parcel A; thence S $86^{\circ}30'24''$ W along said line a distance of 50.00 feet; thence N $03^{\circ}29'36''$ W a distance of 69.30 feet; thence N $86^{\circ}30'24''$ E a distance of 183.17 feet to the TRUE POINT OF BEGINNING.

The basis of bearings of this description is the South line of the SW $\frac{1}{4}$ of Section 7, Township 10 North, Range 22 East, M.D.B.&M. said line bears S $86^{\circ}41'39''$ W.