

APN: 1319-10-211-014

RECORDING REQUESTED BY:

Name: Edward F. Biggs, Sr.
Address: 1113 Park Lane
City/State/Zip: Suisun, CA 94585

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0910 PG- 4418 RPTT: # 7



WHEN RECORDED MAIL TO:

Name: Edward F. Biggs, Sr.
Address: 1113 Park Lane
City/State/Zip: Suisun, CA 94585

MAIL TAX STATEMENT TO:

Name: Edward F. Biggs, Sr.
Address: 1113 Park Lane
City/State/Zip: Suisun, CA 94585

GRANT BARGAIN AND SALE DEED

Please complete Affirmation Statement below:

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

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Edward F. Biggs Sr
Signature

GRANTOR
Title

EDWARD F. BIGGS SR.
Print Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black in.
(Additional recording fee applies.)

GRANT BARGAIN AND SALE DEED

For the sum of \$10.00 (Ten Dollars) and other valuable consideration received, receipt of which is hereby acknowledged, **EDWARD F. BIGGS, SR., a single man, as his sole and separate property**, does hereby **GRANT, BARGAIN, SELL, REMISE AND RELEASE** to **THE EDWARD F. BIGGS, SR. REVOCABLE TRUST, UTD March 12, 2008, EDWARD F. BIGGS, SR.**, Trustee, Grantee, his interest in the real property in the County of Douglas, State of Nevada described as:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

EXEMPTION: NRS 375.090(7): This conveyance is a transfer without consideration to a trust.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Commonly known as: 2271 Pioneer Trail, Genoa, Nevada 89411.

Edward F. Biggs, Sr.
EDWARD F. BIGGS, SR.

State of California)
)ss.
County of Napa)

This instrument was acknowledged before me on the 15th day of September 2010, by **EDWARD F. BIGGS, SR.**

Natalia A. Eppert
Notary Public

See attachment
for notary seal

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land located within a portion of Section 10, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this parcel being a point on the Easterly right-of-way line of Pioneer Trail, which bears South $41^{\circ}00'34''$ East, 2,301.02 feet from the Northwest corner of said Section 10; thence North $88^{\circ}14'10''$ East, 328.37 feet to a $\frac{1}{2}$ " rebar; thence along the property line between Lots 18 and 19 as shown on the Final Map of Unit Two, Pioneer Trail Ranch Subdivision, Document No. 57534, South $00^{\circ}24'17''$ West 336.75 feet to a point on the Northerly right-of-way line School House Drive; thence along said Northerly right-of-way line 240.22 feet along a curve to the left having a central angle of $06^{\circ}47'48''$ and a radius of 2,025.00 feet (chord bears South $86^{\circ}48'56''$ West 240.08 feet); thence continuing along said Northerly right-of-way line South $83^{\circ}28'30''$ West 90.89 feet; thence 46.88 feet along a curve to the right having a central angle of $107^{\circ}26'44''$ and a radius of 25.00 feet (chord bears North $42^{\circ}48'08''$ West, 40.31 feet) to a point on the Easterly right-of-way line of Pioneer Trail; thence along said Easterly right-of-way line 185.83 feet along a curve to the left having a central angle of $07^{\circ}26'44''$ and a radius of 1,430.00 feet (chord bears North $07^{\circ}11'52''$ East, 185.70 feet) to a $\frac{5}{8}$ " rebar; thence continuing along said Easterly right-of-way line North $03^{\circ}28'30''$ West, 136.74 feet to a Point of Beginning.

Basis of Bearing: Easterly property line of Lots 18 and 22, as shown on the Final Map of Unit Two, Pioneer Trail Ranch Subdivision, Document No. 57534 (North $00^{\circ}24'17''$ East).

ASSESSOR'S PARCEL NO. 1319-10-211-014