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APN: 1319-10-211-014

# **RECORDING REQUESTED BY:**

Name: Edward F. Biggs, Sr. Address: 1113 Park Lane

City/State/Zip: Suisun, CA 94585

#### 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

DOC # 0770898
09/21/2010 02:07 PM Deputy: s
OFFICIAL RECORD
Requested By:
DOCUMENT PROCESSING

Douglas County - NV Karen Ellison - Recorder

Page: 1 Of 4 Fee: BK-0910 PG-4418 RDTT.

OT 4 Fee: 17.00 PG-4418 RPTT: #7



### **GRANT BARGAIN AND SALE DEED**

Please complete Affirmation Statement below:

<u>X</u> ]	I the undersigned I	nereby affirm tha	it the attac	hed docum	ent, inch	uding any e	khibits,
hereby submitte	ed for recording do	es not contain th	e personal	linformatio	on of any	person or p	ersons.
(Per NRS 239B	3.030)		V	1 1			
	/ /		1	N	The same of the sa		

-OR-

I the undersigned hereby affirm that the	attached document, including any exhibits,
hereby submitted for recording does contain the per	sonal information of a person or persons as
required by law:	1 1
(State specific	law)
fire and	
Signature 7-Bigger	GRANTOR
Signature	l'itle

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.

State of California

)ss.

County of NOOL

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

Notary Public

See attachment for notary seal

## Notary Acknowledgment

STATE OF CALIFORNIA	)
	) ss
COUNTY OF NAPA	)

On Stotember 15, 2010, before me, Natalie A. Ernest, a Notary Public, personally appeared F. Bggs SR., who proved to me on the basis of satisfactory evidence to be the person(s) whose name 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 Natall D. CONLLET



#### 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°00'34" East, 2,301.02 feet from the Northwest corner of said Section 10; thence North 88°14'10" East, 328.37 feet to a ½" 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°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°47'48" and a radius of 2,025.00 feet (chord bears South 86°48'56" West 240.08 feet); thence continuing along said Northerly right-of-way line South 83°28'30" West 90.89 feet; thence 46.88 feet along a curve to the right having a central angle of 107°26'44" and a radius of 25.00 feet (chord bears North 42°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°26'44" and a radius of 1,430.00 feet (chord bears North 07°11'52" East, 185.70 feet) to a 5/8" rebar; thence continuing along said Easterly right-of-way line North 03°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°24'17" East).

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