

DOC # 771799  
10/07/2010 12:00PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
FIRST AMERICAN TITLE IV  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-1010 PG-1312 RPTT: 17,160.00



A.P. No. 1418-27-210-014  
Escrow No. 123-2401032-CHT/WDB  
R.P.T.T. \$17,160.00

*WHEN RECORDED RETURN TO:*

Nackey E. Scagliotti Trust  
46 Livermore Street  
Portsmouth, NH 03801

*MAIL TAX STATEMENTS TO:*

46 Livermore Street  
Portsmouth, NH 03801

**GRANT, BARGAIN and SALE DEED**

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

Starr Taber, Trustee of the Starr Taber 1993 Family Trust dated March 3, 1993 and amended December 15, 2003

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

Nackey E. Scagliotti, Trustee of the Nackey E. Scagliotti Trust dated January 4, 1995

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

**PARCEL 1:**

**THE SOUTHERLY 25 FEET OF LOT 12 MEASURED AT A RIGHT ANGLES FROM THE NORTHWESTERLY END LINE OF SAID LOT AND RUNNING PARALLEL TO AND 25 FEET DISTANT FROM THE SOUTHEASTERLY SIDE LINE OF SAID LOT EXTENDED TO THE MOST SOUTHERLY LINE OF PITTMAN TERRACE; ALL OF LOT 13; AND THE NORTHERLY 25 FEET OF LOT 14, MEASURED AT A RIGHT ANGLE FROM THE NORTHWESTERLY END LINE OF SAID LOT AND RUNNING PARALLEL TO AND 25 FEET DISTANT FROM THE NORTHWESTERLY SIDE LINE OF SAID LOT EXTENDED TO THE MOST SOUTHERLY LINE OF PITTMAN TERRACE, AS SAID LOTS ARE SHOWN ON THE MAP OF SUBDIVISION NO. 1, CAVEROCK COVE LTD. TRACT SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B & M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 26, 1936 AS DOCUMENT NO. 3331.**

**PARCEL 2:**

**THOSE STRIPS OF LAND LYING BETWEEN THE NORTHWESTERLY END LINE OF EACH LOT OR PORTION OF LOT DESCRIBED IN PARCEL ONE HERE-IN-ABOVE AND THE LOW WATER LINE OF LAKE TAHOE AND LYING BETWEEN THE SIDE LINES OF EACH OF SAID LOTS OR PORTIONS OF LOTS EXTENDED TO THE LOW WATER LINE OF LAKE TAHOE.**

**EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCELS 1 AND 2. EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BED OF LAKE TAHOE BELOW THE LINE OF NATURAL ORDINARY HIGH WATER AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO THE LAND WATERWARD OF THE LINE**



**OF NATURAL ORDINARY HIGH WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.**

**PARCEL 3:**

**A NON-EXCLUSIVE RIGHT OF USE FOR INGRESS TO AND EGRESS FROM THE ABOVE-DESCRIBED PROPERTY FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY SERVICES THAT PORTION OF THE ROADWAY DESIGNATED ON SAID MAP AS "PITTMAN TERRACE" AND ABANDONED BY RESOLUTION OF THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS, A COPY OF WHICH IS RECORDED IN BOOK D OF MISCELLANEOUS, AT PAGE 321, DOUGLAS COUNTY, NEVADA RECORDS, LYING BETWEEN THE NORTHEASTERLY SIDE LINE OF THE SOUTH 25 FEET OF SAID LOT 12 EXTENDED TO THE MOST SOUTHERLY LINE OF SAID PITTMAN TERRACE AND THE NORTHEASTERLY END OF THAT PORTION OF PITTMAN TERRACE THAT WAS SO ABANDONED.**

**PARCEL 4:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF PITTMAN TERRANCE AS DELINEATED ON THE MAP OF SAID CAVEROCK COVE, LTD., TRACT AND PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT:**

**ALL THAT PORTION OF PITTMAN TERRACE RUNNING SOUTHWESTERLY FROM THE LINE CONNECTING THE SOUTHWEST CORNER OF LOT 25, WITH THE ANGLE FRONT OF ROAD LYING ON THE EAST LINE OF LOT 11, TO THE SOUTH BOUNDARY OF SAID SUBDIVISION, BEING A LENGTH OF ROAD APPROXIMATELY 279 FEET LONG AND 30 FEET WIDE.**

**EXCEPT THEREFROM THAT CERTAIN PARCEL CONVEYED TO THE TAHOE-DOUGLAS DISTRICT IN DEED RECORDED AUGUST 14, 1974 IN BOOK 874, PAGE 428 AS DOCUMENT NO. 74758 AND FURTHER RECORDED JUNE 25, 1987 IN BOOK 687, PAGE 3219, DOCUMENT NO. 157156, BOTH INSTRUMENTS RESPECTIVELY OF OFFICIAL RECORDS.**

**FURTHER EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND SET FORTH IN PARCEL 3 HERE-IN-ABOVE.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 10, 2008, IN BOOK 208, PAGE 2447, AS INSTRUMENT NO. 724793.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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: 09/27<sup>28</sup>/2010



Starr Taber, Trustee of the Starr Taber 1993  
Family Trust dated March 3, 1993 and  
amended December 15, 2003

Starr Taber, Trustee  
Starr Taber, Trustee

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

This instrument was acknowledged before me on  
September 28, 2010 by  
**Starr Taber.**

Heidi Kurasewich  
Notary Public  
(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
09/27/2010 under Escrow No. 123-2401032

 **HEIDI KURASHEWICH**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 98-4015-2 - Expires July 11, 2014