

167

OFFICIAL RECORD

Requested By:  
JAMES K BURAU

APN# 1220-04-501-013  
**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**  
Law Offices of James K. Burau, Ltd.  
916 Southwood Boulevard, Ste 2A  
Incline Village NV 89451

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0211 PG-0073 RPTT: # 7



**Prepared Without Title Examination**

**MAIL TAX STATEMENTS TO:**  
Walter and Nancy Lou Simon  
562 Bronco Court  
Incline Village NV 89451

Real Property Transfer Tax: None (Exemption 7)

**GRANT, BARGAIN, SALE, WARRANTY DEED**


THIS INDENTURE WITNESSETH: That WALTER SIMON and NANCY SIMON, husband and wife, as joint tenants, as to an undivided 25.0% interest ("Grantors"), for no consideration, do hereby Convey, Grant, Bargain, Sell, and Warrant to WALTER SIMON and NANCY LOU SIMON, Trustees of the WALTER & NANCY SIMON LIVING TRUST dated January 28, 2011, and any amendments thereto, ("Grantees"), whose address of record is 562 Bronco Court, Incline Village NV 89451, all right, title, and interest of the Grantors, consisting of an undivided 25.0% interest in an to that real property situate in the County of Douglas, State of Nevada, described as follows:

**AS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

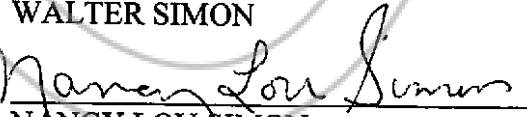
TO HAVE AND TO HOLD by the Trustees, and their successors, in trust, as the Community Property of WALTER SIMON and NANCY LOU SIMON.

The property is conveyed with all warranties of title, together with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and subject to each encumbrance, covenant, restriction, reservation and right-of-way that is visible or of record.

GRANTORS:

  
\_\_\_\_\_  
WALTER SIMON

January 28, 2011

  
\_\_\_\_\_  
NANCY LOU SIMON


January 28, 2011

APN 1220-04-501-013

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On January 28, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared WALTER SIMON and NANCY LOU SIMON, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

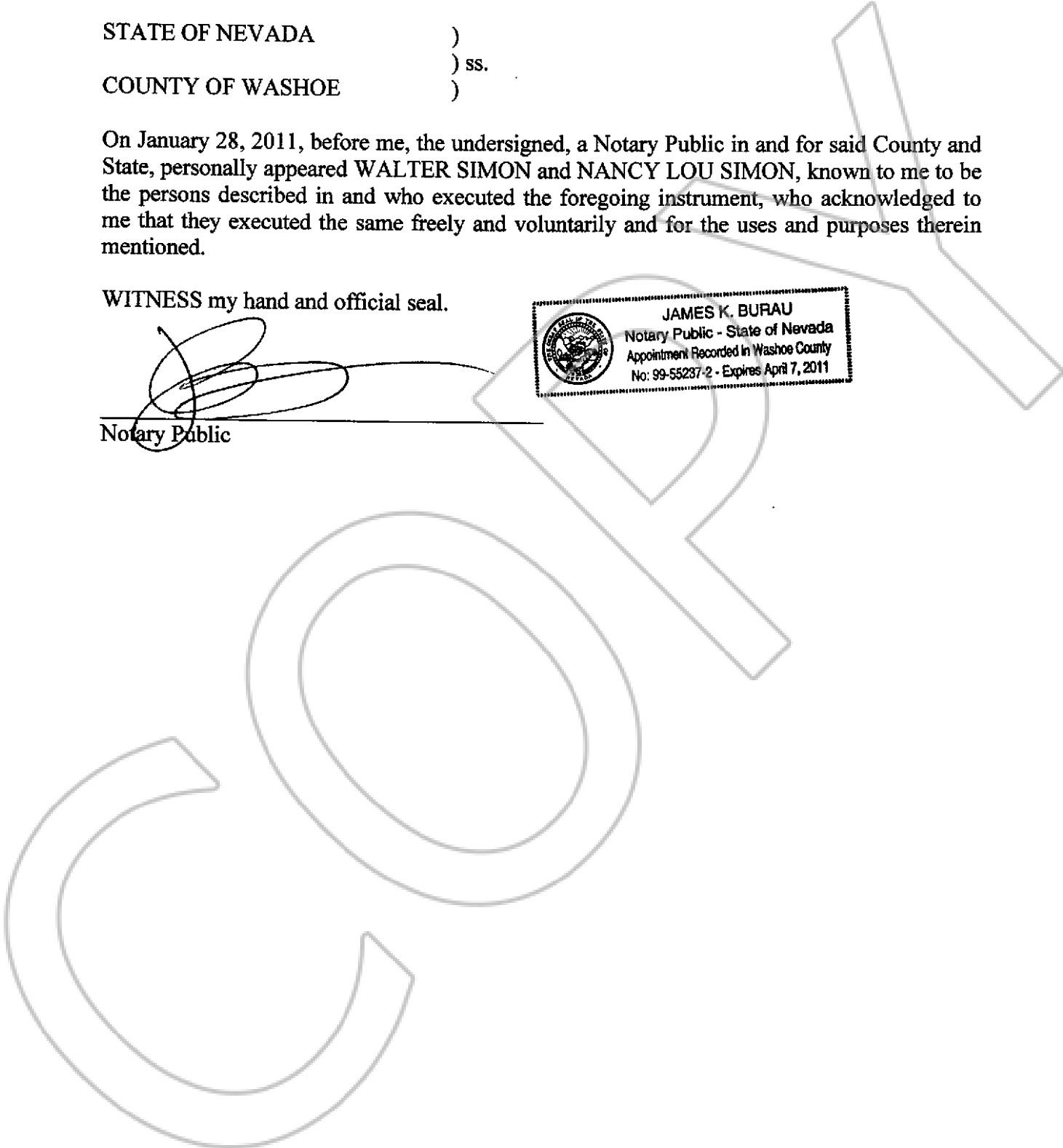
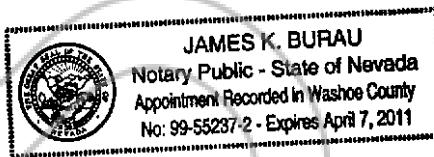


EXHIBIT "A"

A parcel of land located within a portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  (NW  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at centerline Station "A" 370+44.51 of U.S. Highway 395 per found Nevada Department of Transportation Highway right-of-way Brass Cap Monuments; thence along said centerline South  $51^{\circ}04'00''$  East, per Document No. 28058, 1403.69 feet; thence North  $38^{\circ}56'00''$  East, a right angle to the preceding course a distance of 40.00 feet to a point on the Northeasterly right-of-way line of U.S. 395, said point further described as the Southwesterly most corner of the property conveyed to Wayne C. Matley et ux recorded May 19, 1971 in Book 87 of Official Records at Page 109 in Douglas County, Nevada; thence along said right-of-way line South  $51^{\circ}04'00''$  East, 216.85 feet to THE POINT OF BEGINNING; thence North  $38^{\circ}54'53''$  East, 190.00 feet; thence South  $51^{\circ}04'00''$  East, 188.62 feet to the Northwesterly right-of-way line of Waterloo Lane; thence along said right-of-way line South  $44^{\circ}54'36''$  West, 168.52 feet; thence along the arc of a curve to the right having a radius of 25.00 feet, a central angle of  $84^{\circ}01'24''$  and an arc length of 36.66 feet to a point on the Northwesterly right-of-way line of U.S. Highway 395; thence along said right-of-way line North  $51^{\circ}04'00''$  West, 146.15 feet to THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey for Smith's Food and Drug Centers, Inc., filed for record in the Douglas County Recorder's Office on September 1, 1994 in Book 994, Page 109 as Document No. 345325, Official Records.