

DOC # 779154  
02/28/2011 11:00AM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
WESTERN TITLE COMPANY  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-211 PG-5370 RPTT: 1,419.60



APN#: 1319-03-811-006  
RPTT: \$1,419.60

Recording Requested By:  
Western Title Company  
Escrow No.: 037835-ARW  
When Recorded Mail To:  
Praedium Partners, LLC  
P.O. Box 149  
Cresco, PA  
18326-0149

Mail Tax Statements to: (deeds only)  
Same as Above

(space above for Recorder's use only)

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

Signature Anu Wright  
Anu Wright Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)



## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Richard M. Hutchings and Sharon "Sher" Linder-Hutchings, Trustees Hutchings Family 2005 Revocable Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Praedium Partners, LLC, a Pennsylvania limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

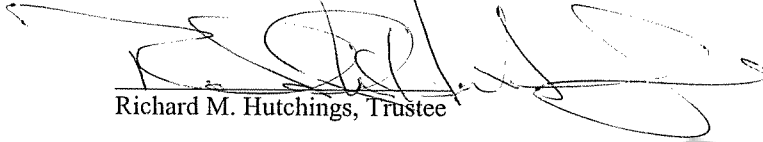
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Dated: 02/03/2011



Grant, Bargain and Sale Deed – Page 2

Hutchings Family 2005 Revocable Trust

  
Richard M. Hutchings, Trustee

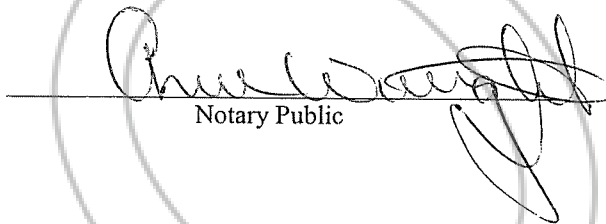
  
Sharon "Sher" Linder-Hutchings, Trustee

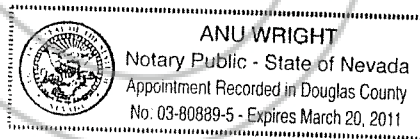
STATE OF NEVADA

COUNTY OF Carson City } ss

This instrument was acknowledged before me on  
February 22, 2011.

by Richard M. Hutchings & Sharon "Sher" Linder-Hutchings, Trustees.

  
Notary Public





**EXHIBIT "A"**

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

**PARCEL 1:**

Unit 6, Block A, as set forth on the plat of GENOA LAKES, PHASE 2, filed for record in the office of the Douglas County Recorder, State of Nevada on June 2, 1994 in Book 694, Page 202, as Document No. 338683.

**PARCEL 2:**

An exclusive use and landscape easement described as follows:

COMMENCING at the southwesterly corner of Unit 6 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears North 36°45'52" West, 158.47 feet from tie point 'D' as shown on the Genoa Lakes Phase 2 Final Map; thence North 07°54'02" West, along the westerly line of said Unit 6, 56.33 feet to the true point of beginning; thence North 07°54'02" West, 33.67 feet; thence North 86°58'59" East, 52.86 feet; thence South 70°57'47" East, 46.98 feet; thence South 18°36'27" West, 55.00 feet; thence South 82°05'58" West, 15.00 feet to a point on the easterly line of Unit 6 being amended to the typical house plan 3 as shown on said Genoa Lake Phase 2 Final Map; thence along the easterly and northerly boundary lines of said amended Unit 6 the following 8 courses:

- 1st: North 07°54'02" West, 63.00 feet; thence
- 2nd: South 82°05'58" West, 2.33 feet; thence
- 3rd: North 07°54'02" West, 2.00 feet; thence
- 4th: South 82°05'58" West, 12.50 feet; thence
- 5th: South 07°54'02" East, 2.00 feet; thence
- 6th: South 82°05'58" West, 2.33 feet; thence
- 7th: South 07°54'02" East, 21.67 feet; thence
- 8th: South 82°05'58" West, 37.85 feet to the true point of beginning.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 15, 2009, as Document No. 752286 of Official Records.

Assessor's Parcel Number(s):  
1319-03-811-006