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DOC # 0780054  
03/16/2011 10:43 AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
WOODBURN & WEDGE

A.P.N. 1418-15-511-020

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-0311 PG- 3250 RPTT: # 7

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)



**GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN AND SALE DEED is made by and between EDWARD G. STEVENSON and TRUDY F. STEVENSON, husband and wife as joint tenants (hereinafter referred to as "Grantors"), and EDWARD G. STEVENSON and TRUDY F. STEVENSON, Trustees of THE STEVENSON FAMILY TRUST, dated January 5, 1998 (hereinafter referred to as "Grantees").

**WITNESSETH:**

**WHEREAS**, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the Grantees, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN and SELL unto the Grantees and to their successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" attached hereto.

**TOGETHER WITH** the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantors therein or thereto, or which they may hereafter acquire.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.

**THIS SPACE INTENTIONALLY LEFT BLANK.**

IN WITNESS WHEREOF, Grantors have executed these presents this 21<sup>st</sup> day of February 2011.

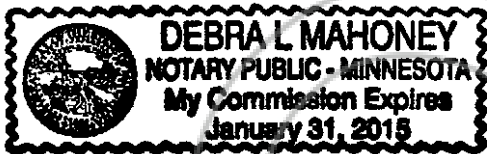
GRANTORS:

[Signature]  
EDWARD G. STEVENSON

[Signature]  
TRUDY F. STEVENSON

STATE OF MINNESOTA )  
COUNTY OF Scott ) ss.

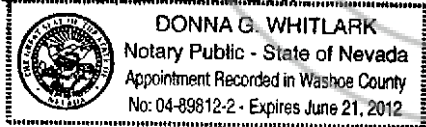
This instrument was acknowledged before me on February 21, 2011, by EDWARD G. STEVENSON.



[Signature]  
NOTARY PUBLIC

STATE OF NEVADA )  
COUNTY OF WASHOE ) ss.

This instrument was acknowledged before me on March 10, 2011, by TRUDY F. STEVENSON.



[Signature]  
NOTARY PUBLIC

Recording Requested by and Return to:

Don L. Ross, Esq.  
Woodburn and Wedge  
P.O. Box 2311  
Reno, NV 89505

Send Tax Statements To Grantee:

Edward and Trudy Stevenson, Trustees  
3511 Chechako Circle  
Reno, NV 89509

**EXHIBIT "A"**

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

**PARCEL 1:**

LOT 7, AS SHOWN ON THE TWELFTH AMENDED PLAT OF UPPAWAY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 21, 1976, IN BOOK 576, PAGE 917, DOCUMENT NO. 00394 OF OFFICIAL RECORDS.

**PARCEL 2:**

AN EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS THAT COMMON AREA SHOWN ON THE MAP OF UPPAWAY, FILED FOR RECORD ON MAY 21, 1976, DOCUMENT NO. 394, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF UPPAWAY WHICH BEARS SOUTH 66°29'53" EAST 60.74 FEET FROM THE SOUTHEAST CORNER OF LOT 7; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 8°45'59", AND AN ARC LENGTH OF 137.57 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 22°06'52" WEST 137.57 FEET; THENCE NORTH 65°58'29" WEST 59.52 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST LENGTH OF 22.55 FEET; THE CHORD OF SAID CURVE BEARS NORTH 05°36'25" EAST 22.51 FEET; THENCE NORTH 0°50'11" WEST 65.99 FEET; THENCE NORTH 09°10'19" EAST 52.07 FEET; THENCE NORTH 33°23'50" EAST 25.62 FEET; THENCE SOUTH 71°16'49" EAST 73.79 FEET; THENCE SOUTH 56°10'23" EAST 12.19 FEET; THENCE 48°44'50" EAST 30.35 FEET; THENCE SOUTH 19°22'00" WEST 41.89 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 04°04'24" AND AN ARC LENGTH OF 46.21 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 23°18'34" WEST 46.20 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 2, 2003, IN BOOK 0903, PAGES 217 AND 218, AS DOCUMENT NO. 0588450.