

DOC # 780550
03/25/2011 12:52PM Deputy: SD
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-311 PG-5385 RPTT: 2,535.00

A.P.N.: 1219-03-002-107
File No: 43-2405916 (Rt)
R.P.T.T.: \$2,535.00



When Recorded Mail To: Mail Tax Statements To:
Donald A. Trimmer and Julie B. Trimmer
252 Applecreek Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

John M. Moss a married man as his sole and separate property, as to 50% interest and
David L. Griboski, a married man as his sole and separate property, as to 50% interest

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

Donald A. Trimmer and Julie B. Trimmer, Husband and Wife, as joint tenants

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

**ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE
SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M.,
DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 2 FOR
ROBERT AND VAL EASTERWOOD, RECORDED AUGUST 20, 1987, IN BOOK 887, AT
PAGE 2276, AS DOCUMENT NO. 160514 AND SUBSEQUENTLY ON THAT CERTAIN
AMENDED PLAT OF SAID PARCEL MAP NO. 2, RECORDED OCTOBER 31, 2005, IN
BOOK 1005, AT PAGE 14409, AS DOCUMENT NO. 659336, AND AMENDED BY THAT
CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 14, 2005 IN BOOK
1205, PAGE 6246 AS INSTRUMENT NO. 663332, BOTH SAID DOCUMENTS ON FILE IN
THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF SAID PARCEL MAPS,
DOCUMENT NO.'S 160514 AND 659336, SAID CORNER BEING ON THE EASTERLY
RIGHT-OF-WAY LINE OF FOOTHILL ROAD, AS SHOWN ON SAID PARCEL MAP
DOCUMENTS AND MARKED BY A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, SAID
POINT BEARS SOUTH 68°43'43" EAST, 1205.48 FEET (SOUTH 68°43'37" EAST,
1,205.20 FEET, RECORD) FROM THE WEST 1/4 CORNER OF SAID SECTION 3, MARKED
BY A GLO BRASS CAP;**



THENCE LEAVING SAID EASTERLY LINE, NORTH 86°05'00" EAST, 197.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, MARKING THE NORTHEAST CORNER OF SAID PARCEL A AND ALSO BEING A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER DEED , DOCUMENT NO. 382577;

THENCE ALONG SAID LINE, SOUTH 02°59'12" WEST, 134.26 FEET TO A 5/8" REBAR WITH UNREADABLE CAP MARKING AN ANGLE POINT OF SAID PARCEL A AND ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER SAID DEED, DOCUMENT NO. 382577;

THENCE SOUTH 72°08'11" EAST, 35.69 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING AN ANGLE POINT ON THE EASTERLY LINE OF SAID PARCEL A;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 18°58'56" EAST, 216.76 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING THE MOST SOUTHERLY CORNER OF SAID PARCEL A, SAID CORNER ALSO BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLECREEK LANE, AS SHOWN ON SAID PARCEL MAPS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 110.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.16 FEET AND A CENTRAL ANGLE OF 89°52'00";

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 71°01'04" WEST, 79.04 FEET;

THENCE ALONG THE RETURN OF SAID NORTHERLY RIGHT-OF-WAY LINE, 31.42 FEET ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 18°58'56" WEST, 323.85 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE BEARING NORTH 89°47'21" EAST AS MEASURED BETWEEN THE GLO BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 3 AND A 3/8" PIN WITH WIRED TAG, RLS 4324 AND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, DOCUMENT NO. 274244, OFFICIAL RECORDS OF DOUGLAS COUNTY , NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 01, 2006 , IN BOOK 1206, PAGE 31, AS INSTRUMENT NO. 689795.

Subject to

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: 01/28/2011



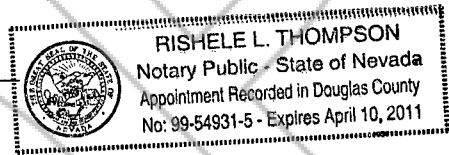
John M. Moss
John M. Moss

David L. Griboski
David L. Griboski

STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 3/23/11 by
John M. Moss and David L. Griboski

Rishele L. Thompson
Notary Public
(My commission expires: 4/10/11)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 28, 2011** under Escrow No. **143-2405916**.