

DOC # 784116
06/02/2011 01:21PM Deputy: PK
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-611 PG-330 RPTT: 877.50

A.P.N.: 1320-29-212-033
File No: 143-2409415 (Rt)
R.P.T.T.: \$877.50



When Recorded Mail To: Mail Tax Statements To:
James W. Winans and Ruth C. Winans
P.O. Box 2529
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

John W. Flannery and Alfonsine L. Flannery, husband and wife, as community property with rights of survivorship

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

James W. Winans and Ruth C. Winans, husband and wire as joint tenants

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

LOT 107, IN BLOCK B, AS SET FORTH ON THE MAP OF WINHAVEN UNIT NO. 1, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 13, 1989, AS DOCUMENT NO. 194373.

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: 05/25/2011



John W. Flannery by Alan C. Swanson as power of attorney
 John W. Flannery
Alfonsine L. Flannery by Alan C. Swanson as power of attorney
 Alfonsine L. Flannery

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

This instrument was acknowledged before me on _____ by
**John W. Flannery and Alfonsine L. Flannery, husband and wife, as community
 property with rights of survivorship.**

 Notary Public
 (My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May
 25, 2011** under Escrow No. **143-2409415.**

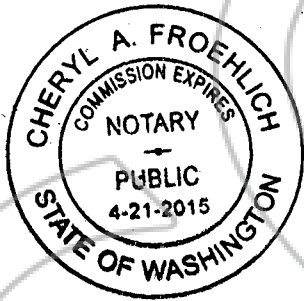


STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 26 day of May, 2011, before me personally
appeared Alan Swanson to me known to be the individual who executed the
foregoing instrument as Attorney in Fact for John W. Flannery
and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this
instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



[Signature]
Notary Public in and for the State of Washington,
residing at Bainbridge
My appointment expires 4-21-15