

19

OFFICIAL RECORD
Requested By:
SUZANNE TOWSE

Mail tax statements to:
Carson Valley Homesites, LLC
1222 Bobwire Lane
Gardnerville, NV 89460

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0611 PG- 0814 RPTT: # 7

When recorded return to:
Carson Valley Homesites, LLC
✓ 1222 Bobwire Lane
Gardnerville, NV 89460



APN 1220-17-610-001 1220-17-610-002 1220-17-615-022 1220-17-501-018


GRANT, BARGAIN AND SALE DEED

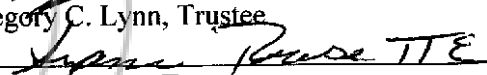
FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, ~~The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995 ,~~ **GREGORY C. LYNN AND SUZANNE TOWSE, TRUSTEES OF** ("Grantor") does hereby grant, bargain, sell and convey to Carson Valley Homesites, LLC, a Nevada limited liability company, all right, title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits hereof, and subject to all restrictions of record.

DATED this 3 day of June, 2011.

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

Grantor: The 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement, dated May 16, 1995



Gregory C. Lynn, Trustee


Suzanne Towse, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

On this 3 day of June, 2011, personally appeared before me, a Notary Public, Gregory C. Lynn and Suzanne Towse, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.



NOTARY PUBLIC

Mail tax statements to:
Gregory C. Lynn and Suzanne Towse, Trustees
1222 Bobwire Lane
Gardnerville, NV 89460

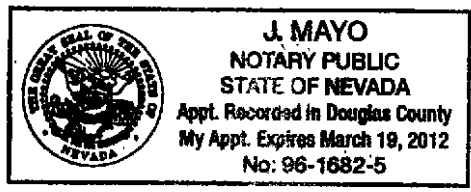


EXHIBIT "A"

Lot 3B as shown on the final map of Pleasantview Phase 7, Final Subdivision Map No. 1009-7, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 4, 1998, in Book 898; Page 634, as Document No. 446212.

A.P.N. 1220-17-610-001

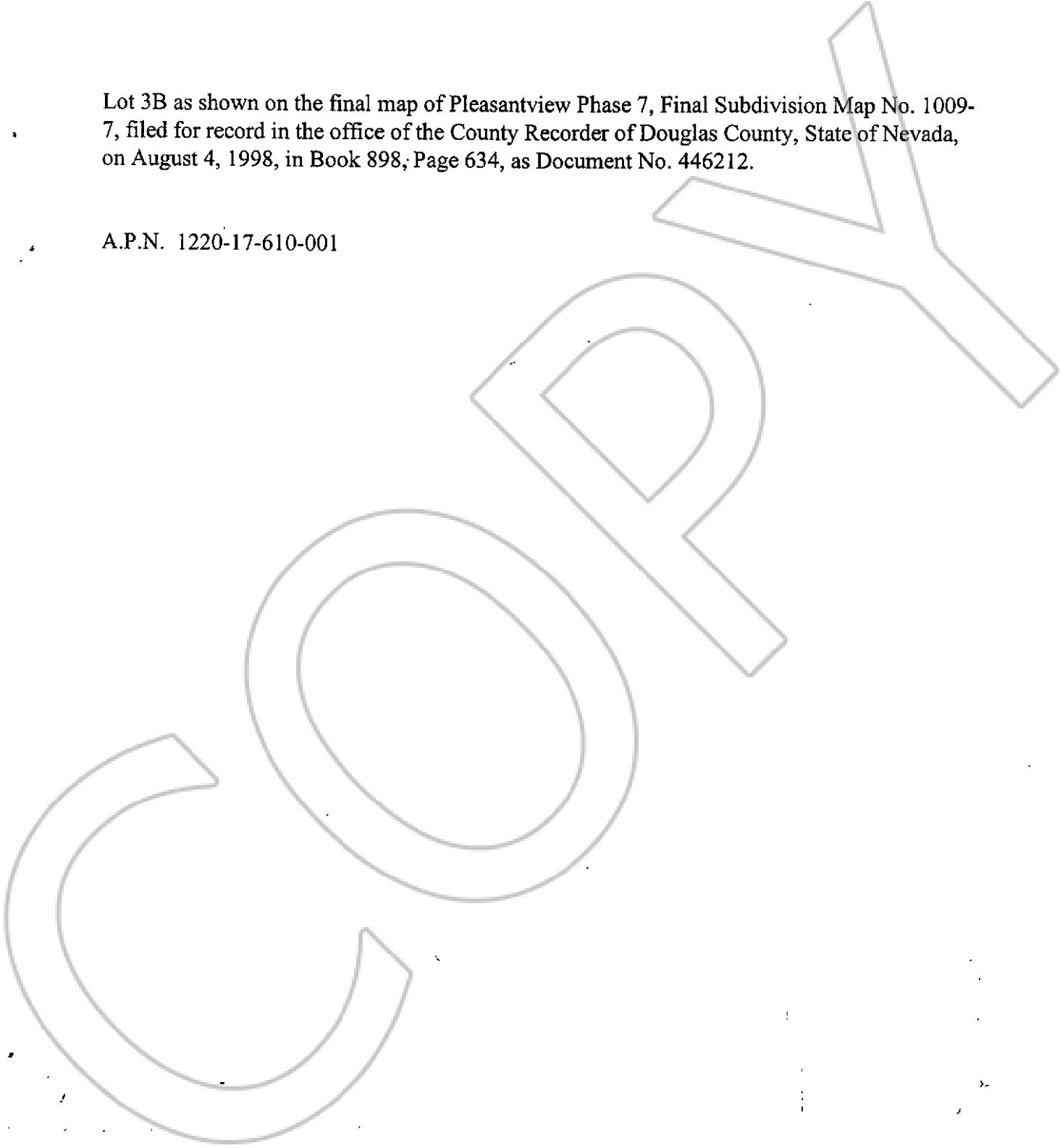


EXHIBIT "A"

Lot 3A as shown on the final map of Pleasantview Phase 7, Final Subdivision Map No. 1009-7, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 4, 1998, in Book 898, Page 634, as Document No. 446212.

A.P.N. 1220-17-610-002

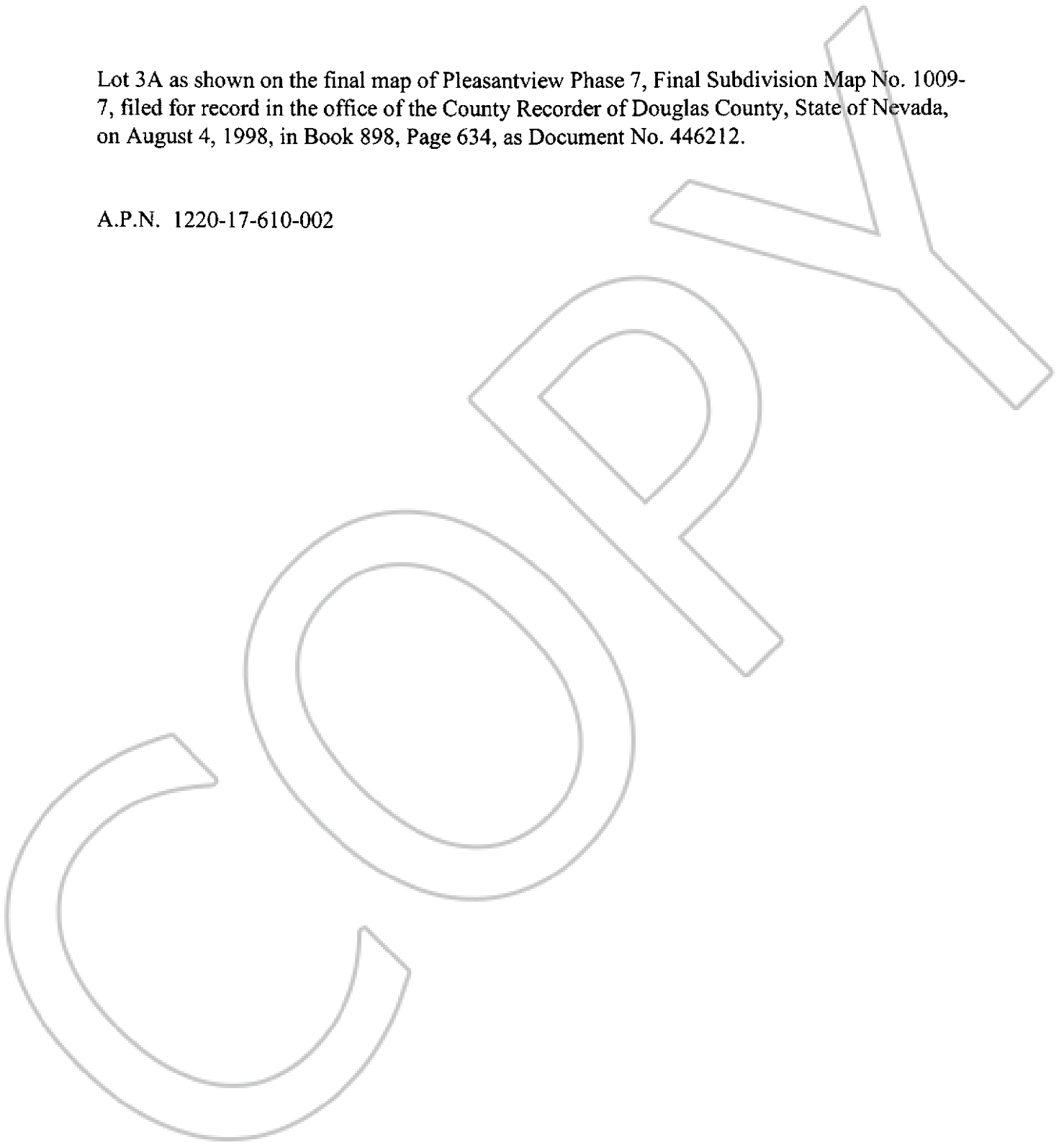


EXHIBIT "A" LYNN/TOWSE 1995 TRUST AGREEMENT
LOT 11 RUBIO WAY
LOT LINE ADJUSTMENT
LEGAL DESCRIPTION

April 12, 2010

A portion of the Southwest one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 7 as shown on the Final Map of Rain Shadow Ranch – Phase 1, Document No. 446212 of the Douglas County Recorder's Office, which bears S. 45°27'12" W., 1869.80 feet, (S. 45°41'49" W., 1867.31 feet record) from the Northeast corner of said Section 17;

thence S. 86°28'51" E., 50.67 feet to a ½" iron pipe on the Easterly line of Rubio Way being the Southwest corner of the Allen parcel as shown on the Record of Survey to Support a Lot Line Adjustment for Robert E. and Patricia L. Dutcher and Gregory C. Lynn, Trustee, Suzanne Towse, Trustee, Document No. 372263;

thence S. 00°30'10" W., along the Easterly line of Rubio Way, 1319.22 feet to the Southwest corner of Parcel 2 of said Record of Survey;

thence N. 89°23'46" W., 49.88 feet to a point on the Westerly line of Rubio Way;

thence N. 00°28'17" E., along said Westerly line of Rubio Way, 412.06 feet;

thence N. 90°00'00" W., 259.80 feet;

thence N. 00°00'00" E., 168.51 feet;

thence 13.75 feet along the arc of a curve to the right having a central angle of 00°49'40" and a radius of 952.00 feet, (chord bears N. 00°24'50" E., 13.75 feet) to the Southeast corner of Kingston Lane as shown on said Rain Shadow Ranch – Phase 1;

thence along the Easterly line of Kingston Lane and the Southerly line of Acorn Way the following eleven courses;

1. 62.08 feet along the arc of a curve to the right having a central angle of 03°44'10" and a radius of 952.00 feet, (chord bears N. 02°41'45" E., 62.07 feet);

2. 37.56 feet along the arc of a curve to the right having a central angle of 86°04'32" and a radius of 25.00 feet, (chord bears N. 47°36'06" E., 34.12 feet);

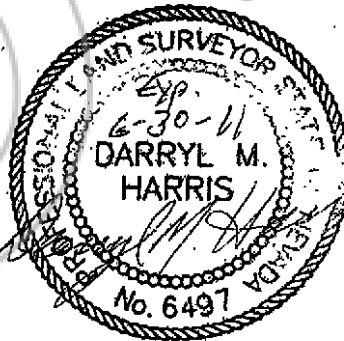
3. S. 89°21'38" E., 81.81 feet;
4. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00" and a radius of 10.00 feet, (chord bears S. 66°51'37" E., 7.65 feet);
5. S. 44°21'37" E., 5.79 feet;
6. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00" and a radius of 17.00 feet, (chord bears S. 66°51'37" E., 13.01 feet);
7. S. 89°21'38" E., 30.00 feet;
8. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00" and a radius of 17.00 feet, (chord bears S. 68°08'23" E., 13.01 feet);
9. N. 45°38'23" E., 5.79 feet;
10. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00" and a radius of 10.00 feet, (chord bears N. 68°08'23" E., 7.65 feet);
11. S. 89°21'38" E., 75.59 feet to a point on the Westerly line of Rubio Way; thence N. 00°28'17" E., along said Westerly line, 645.08 feet to the POINT OF BEGINNING.

Containing 3.095 acres, more or less.

Basis of Bearing:

GPS Observation, TRUE NORTH per the Final Map of Rain Shadow Ranch – Phase 1, Document No. 446212.

PREPARED BY:
Darryl M. Harris, P.L.S. # 6497
Resource Concepts, Inc.
P.O. Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448



2-1-11

EXHIBIT "A"

The West 50 feet of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 17, Township 12 North, Range 19 East, M.D.B. & B.,

APN 1220-17-501-018

RESERVING THEREFROM A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF THE FOLLOWING DESCRIBED PROPERTY:

Commencing at the Northeast corner of said Section 17, Township 12 North, Range 20 East, M.D.B. & M., proceed South 63 25' 28" West, 1052.95 feet, to the TRUE POINT OF BEGINNING, which is the Northeast corner;
thence South 1 2' 35" East, 264.00 feet to the Southeast corner;
thence South 89 28' 50" West, 329.68 feet to the Southwest corner
and being a point on the East line of that certain 50 foot strip of land excepted in that certain Deed executed by W.F. Dressler to Clarence Park, recorded May 15, 1923 in Book R of Deeds at Page 382;
thence North 00 17' 20" West along said East line of said 50 foot strip of land, a distance of 267.50 feet to the Northwest corner;
thence leaving said East line of said 50 foot strip of land,
South 88 51' 13" East, a distance of 326.28 feet to the TRUE POINT OF BEGINNING.

A.P.N. 1220-17-501-015