

A.P.N.: 1219-10-002-061 1219-09-002-005
Escrow No.: 1096169-wd

RECORDING REQUESTED BY
Northern Nevada Title Company
1483 US Highway 395 N # B
Gardnerville, NV 89410

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0611 PG- 3973 RPTT: # 5



MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO

Michael Pegram
1727 Hwy 395 N
Minden, NV 89423

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s) Documentary Transfer tax is \$0, exemption no. 5

GRANT, BARGAIN, SALE DEED

That Mary Ellen Pegram, spouse of the grantee herein in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Michael Pegram, a married man as his sole and separate property all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IT IS THE INTENT OF THE GRANTOR HEREIN TO DIVEST HERSELF OF ANY AND ALL INTEREST IN AND TO THE ABOVE DESCRIBED PROPERTY, COMMUNITY OR OTHERWISE, AND TO VEST TITLE TO THE GRANTEE HEREIN AS HIS SOLE AND SEPARATE PROPERTY

Dated: June 16, 2011


Mary Ellen Pegram

STATE OF Nevada)

COUNTY OF Douglas)

On June 16, 2011 personally appeared before me, a Notary Public, Mary Ellen Pegram who acknowledged that She executed the above instrument.

Signature 
(Notary Public)

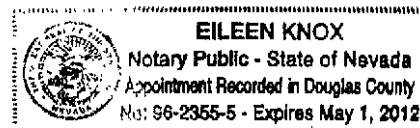


EXHIBIT "A"

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

PARCEL 1:

All that real property situate within a portion of the Southeast quarter (SE 1/4) of Section 9 and a portion of the Southwest quarter (SW 1/4) of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, described as follows:

The South half (S 1/2) of the Southeast quarter (SE 1/4) of Section 9, together with a portion of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of Section 10, Township 12 North, Range 19 East, M.D.M., more particularly described as follows:

Beginning at the corner common to Sections 9, 10, 15 and 16, as shown on that Record of Survey To Support a Lot Line Adjustment for William R. Tomerlin Trust, recorded April 17, 1995, in Book 495, at Page 2334, as Document No. 360223, in the Official Records of Douglas County, Nevada.

thence per said Record of Survey, Document No. 360223, the following four (4) courses and distances;

North 00°10'33" East, 1322.30 feet;

South 72°39'45" East, 690.98 feet;

South 32°06'44" East, 398.52 feet;

South 27°28'12" West, 543.12 feet to an angle point on the Westerly line of Lot 14, as shown on that Final Map of Sierra Country Estates, Phase 2, recorded January 27, 2000, in Book 100, at Page 4088, as Document No. 485130, in the Official Records of Douglas County, Nevada;

thence along said westerly line of Lot 14, South 15°06'11" West, 306.97 feet to a point on the southerly line of said Section 10;

thence along said southerly line of said Section 10, South 89°56'22" West, 544.97 feet to the Point of Beginning.

The legal description was previously contained in Corrective Deed recorded June 13, 2003, in Book 603, Page 6308, as Document No. 579972, Official Records, Douglas County, Nevada.

EXCEPTING THEREFORM that portion of land located within a portion of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, further described as Adjusted Parcel A in that certain Grant, Bargain and Sale Deed recorded March 26, 2007, in Book 307, Page 8116, as Document No. 697755, Official Records, Douglas County, Nevada.

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PARCEL 2:

A parcel of land located within a portion of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, as shown on the Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995, in the office of Recorder, Douglas County, Nevada as Document No. 360223;

thence along the west line of said Section 10, North 00°10'33" East, 1066.95 feet to the Point of Beginning;

thence continuing along said west line of Section 10, North 00°10'33" East, 255.35 feet to a 5/8" rebar and tag PLS 6497;

thence South 72°39'45" East, 376.60 feet to a 5/8" rebar and tag PLS 6497;

thence South 37°00'09" West, 43.76 feet;
thence South 45°28'55" West, 15.97 feet;
thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 71.80 feet, central angle of 56°20'02", arc length of 70.59 feet, and chord bearing and distance of South 13°24'22" West, 67.78 feet;
thence South 14°39'24" East, 87.92 feet;
thence along the arc of curve to the right, non-tangent to the preceding course, having a radius of 39.03 feet, central angle of 49°14'36", arc length of 33.54 feet, and chord bearing and distance of South 06°59'38" West, 32.52 feet;
thence South 78°59'21" West, 97.28 feet;
thence North 65°27'08" West, 252.44 feet to a point on said west line of Section 10, the Point of Beginning.

The legal description was previously contained in Grant, Bargain and Sale Deed recorded March 26, 2007, in Book 307, Page 8116, as Document No. 697755, Official Records, Douglas County, Nevada.

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