

DOC # 785709
06/29/2011 01:14PM Deputy: PK
OFFICIAL RECORD

Requested By:
First American Title Minder
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-611 PG-6189 RPTT: 374.40

A.P.N.: 1320-33-401-008
File No: 143-2410287 (SC)
R.P.T.T.: \$374.40



When Recorded Mail To: Mail Tax Statements To:
Gary Ward Trust
P.O. Box# 1404
Gardnerville, Nevada 89410

GRANT, BARGAIN and SALE DEED

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

Donald A. Franke II, as his sole and separate property

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

Gary W. Ward, Trustee of the Gary Ward Trust, dated October 28, 2010

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

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., LYING AND BEING IN THE TOWN OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBE AS FOLLOWS;

COMMENCING AT A POINT ON THE TOWNSHIP LINE 637 FEET, 9 INCHES WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, AND RUNNING NORTH 45°10' WEST 317 FEET, ALONG AND PARALLEL WITH THE SOUTH SIDE OF MINNIE STREET; THENCE WEST 45° SOUTH AND AT RIGHT ANGLE WITH SAID MINNIE STREET 326 FEET, 9 INCHES TO TOWNSHIP LINE, THENCE EAST ALONG THE TOWNSHIP LINE 451 FEET TO THE PLACE OF BEGINNING;

SAVE AND EXCEPTING THE FOLLOWING DESCRIBED LAND;

COMMENCING AT A POINT ON THE SOUTHWEST SIDE OF MINNIE STREET 191 FEET FROM THE SOUTH CORNER OF MINNIE STREET, WHICH SAID CORNER OF 637 FEET, 9 INCHES FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SECTION 33, TOWNSHIP 12 NORTH, RANGE 20 EAST, THE PLACE OF BEGINNING AND RUNNING AT RIGHT ANGLES TO SAID MINNIE STREET, IN THE SOUTHWESTERLY DIRECTION 115 FEET TO THE NORTHEAST BANK OF THE SPRINGMEYER DITCH; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHEASTERLY BANK OF SAID SPRINGMEYER DITCH 65 FEET; THENCE IN A NORTHEASTERLY DIRECTION 148 FEET TO MINNIE STREET; THENCE AT RIGHT ANGLE ALONG THE SOUTHWESTERLY SITE OF MINNIE STREET 56 FEET TO THE POINT OF BEGINNING.



ALSO EXCEPT THAT PORTION COMMENCING AT A POINT ON THE SOUTHERLY SIDE OF MINNIE STREET 247 FEET WESTERLY FROM THE SOUTHWESTERLY CORNER OF MINNIE STREET AND ALLEY, WHICH CORNER IF 637 FEET, 9 INCHES WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, THE PLACE OF BEGINNING RUNNING AT RIGHT ANGLE TO MINNIE STREET IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY SIDE OF RODANBAH LOT 167 FEET; THENCE IN A WESTERLY DIRECTION ALONG LINE OF SLOUGH 79 FEET; THENCE NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY SIDE OF THE HEITMAN LOT 225 FEET TO MINNIE STREET, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY SIDE OF MINNIE STREET 70 FEET TO PLACE OF BEGINNING.

ALSO EXCEPT THAT PORTION BEGINNING AT POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 20 EAST, AND THE WESTERLY RIGHT-OF-WAY LINE OF EDDY STREET ALSO KNOWN AS DOUGLAS AVENUE, SAID POINT OF BEGINNING FURTHER DESCRIBED AS BEARING N. 89°53'20" WEST, A DISTANCE OF 652.16 FEET FROM THE SO CALLED DETTLING MONUMENT TO THE TOWN OF GARDNERVILLE, SAID MONUMENT BEARING SOUTH 89°48'45" WEST A DISTANCE OF 3960.40 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE FROM THE POINT OF BEGINNING SOUTH 89°52' WEST ALONG THE PROPERTY AND SECTION LINE 78.40 FEET TO THE SOUTHWEST CORNER OF THE LOT, THENCE NORTH 65°57' WEST ALONG THE EASTERLY BANK OF A DITCH 66.00 FEET TO THE NORTHWEST CORNER OF THE LOT, THENCE NORTH 44°55'30" EAST ALONG THE PROPERTY LINE 79.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE, THENCE SOUTH 45°04'30" WEST ALONG SAID RIGHT-OF-WAY LINE 117.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION BEGINNING AT A POINT AT THE SOUTHEASTERLY CORNER OF THE PARCEL ON THE TOWNSHIP LINE AND SOUTH LINE OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND DEEDED BY JEANETTE FRANTZEN AND MARGARET ANDERSON TO MILDREN MORTIMER, THE SAME BEING RECORDED IN BOOK "Y", PAGE 505, DOUGLAS COUNTY RECORDS, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEARING NORTH 89°54'55" WEST A DISTANCE OF 730.56 FEET FROM THE SO CALLED DETTLING MONUMENT AS SHOWN ON THE TOWN MAP OF GARDNERVILLE, THENCE SOUTH 89°52' WEST ALONG THE TOWNSHIP AND SECTION LINE A DISTANCE OF 369.70 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PARCEL, THENCE NORTH 44°38' EAST ALONG THE PROPERTY LINE A DISTANCE OF 136.20 FEET TO THE NORTH CORNER OF THE PARCEL, ON THE EASTERLY BANK OF THE JEPEEN-SPRINGMEYER DITCH; THENCE SOUTHEASTERLY ALONG PROPERTY LINES AND THE EASTERLY BANK OF SAID DITCH, A DISTANCE OF 290.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 25, 2007, IN BOOK 0707, PAGE 6998, AS INSTRUMENT NO. 0706135

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.



Donald A. Franke II
Donald A. Franke II

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

This instrument was acknowledged before me on June 23, 2011 by **Donald A. Franke II, as his sole and separate property.**

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 06, 2011** under Escrow No. **143-2410287**.