

A.P.N.: 1418-02-410-003

**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 7 Fee: 20.00  
BK-0711 PG- 0879 RPTT: # 4



**MAIL TAX STATEMENTS AND WHEN RECORDED, MAIL TO**

✓ David Coats  
879 Mahogany  
Minden, NV 89423

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary Transfer tax is \$#4

**GRANT, BARGAIN, SALE DEED**

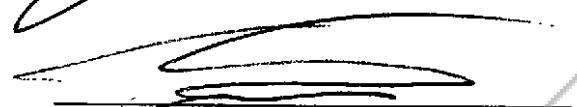
That David Coats, an unmarried man Tyler Coats, an unmarried man as joint tenants with right of survivorship in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to David Coats, an unmarried man all that real property in the County 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.

Dated: March 22, 2011

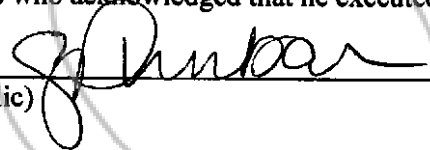
  
David Coats


  
Tyler Coats

STATE OF Nevada  
COUNTY OF Douglas

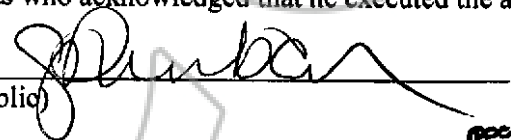
 WENDY DUNBAR  
NOTARY PUBLIC  
STATE OF NEVADA  
My Appt. Exp. Dec. 16, 2014


On 7-1-11 personally appeared before me, a Notary Public,  
David Coats who acknowledged that he executed the above instrument.

Signature   
(Notary Public)

 WENDY DUNBAR  
NOTARY PUBLIC  
STATE OF NEVADA  
No.02-79065-5 My Appt. Exp. Dec. 16, 2014

On 7-1-11 personally appeared before me, a Notary Public,  
Tyler Coats who acknowledged that he executed the above instrument.

Signature   
(Notary Public)

 WENDY DUNBAR  
NOTARY PUBLIC  
STATE OF NEVADA  
No.02-79065-5 My Appt. Exp. Dec. 16, 2014

**EXHIBIT "A"**

**PARCEL 1: ORCHARD HOUSE PARCEL**

A portion of the Southwest ¼ of the Southwest ¼ of Section 2, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Southwest corner of said Section 2, also being the Southwest corner of this lease parcel, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No. 265676 of the Douglas County Recorder's Office;

Thence North 00°33'30" East, along the Westerly line of said Section 2, 164.76 feet;

Thence North 60°26'06" East, 150.00 feet;

Thence South 39°00'03" East, 121.00 feet;

Thence South 08°40'49" East, 90.93 feet;

Thence North 80°57'19" West, 40.20 feet;

Thence 46.47 feet along the arc of a curve to the left having a central angle of 12°06'08" and a radius of 220.00 feet (chord bears North 87°00'23" West, 46.38 feet);

Thence South 86°56'33" West, 35.99 feet;

Thence 71.51 feet along the arc of a curve to the left having a central angle of 56°54'07" and a radius of 72.00 feet (chord bears South 58°29'29" West, 68.60 feet);

Thence South 30°02'26" West, 12.42 feet;

Thence 16.43 feet along the arc of a curve to the left having a central angle of 11°28'50" and a radius of 82.00 feet (chord bears South 24°18'00" West, 16.40 feet) to a point on the South line of said Section 2;

Thence South 89°46'38" West, along said South line, 28.54 feet to the POINT OF BEGINNING.

**Basis of Bearing:** The Westerly line of said Section 2 as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment) Document No. 265676 of the Douglas County Recorder's Office (North 00°33'30" East).

Said parcel of land further reflected as new Lot B imposed on that certain Record of Survey to Support a Boundary Line Adjustment for Patrick K. Willis Family Trust, recorded August 13, 2009, in Book 0809, Page 3060, as Document No. 748861, Official Records of Douglas County, Nevada.

**PARCEL 2: EASEMENT**

A portion of land for private utility easement purposes within the Northwest ¼ of the Northwest ¼ of Section 11 and the Northeast ¼ of the Northeast ¼ of Section 10, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

Easement 1

**BEGINNING** at the most Southerly corner of Lot 12, as shown on the Official Plat of Glenbrook Unit No. 3, filed for record on June 13, 1980, in Book 680 of Maps, Page 1269, as Instrument No. 45299, of the Douglas County Recorder's Office;

Thence North 44°07'07" West, along the Southwesterly line of said Lot 12, 20.01 feet;

Thence North 43°53'59" East, 22.62 feet;

Thence North 04°41'12" East, 19.33 feet;

Thence North 48°00'48" East, 36.25 feet;

Thence North 16°40'57" East, 13.12 feet;

Thence North 03°33'02" East, 28.53 feet;

Thence North 02°11'05" West, 20.53 feet;  
Thence North 18°51'24" West, 6.26 feet;  
Thence North 38°45'01" West, 56.40 feet;  
Thence North 90°00'00" West, 41.13 feet;  
Thence South 31°54'27" West, 52.97 feet;  
Thence North 04°13'27" West, 8.48 feet;  
Thence North 31°54'27" East, 49.46 feet;  
Thence North 90°00'00" East, 44.12 feet;  
Thence North 18°46'22" West, 14.45 feet to a point on the Northerly line of said Lot 12;  
Thence North 89°46'38" East, along said Northerly line, 34.19 feet;  
Thence South 02°14'59" East, 16.22 feet  
Thence North 89°16'09" East, 6.30 feet;  
Thence North 35°08'53" East, 19.81 feet to a point on said Northerly line;  
Thence North 89°46'38" East, along said line 151.76 feet to the Northeast corner of said Lot 12;  
Thence South 77°37'35" West, 95.02 feet;  
Thence South 89°46'39" West, 48.54 feet;  
Thence South 35°08'53" West, 6.54 feet;  
Thence South 04°37'01" East, 115.60 feet to a point on the Southeasterly line of said Lot 12;  
Thence South 43°53'59" West, along said Southeasterly line, 89.48 feet to the POINT OF BEGINNING.

*As to Parcels 1 and 2, the description was previously recorded on August 20, 2009, in Book 0809, Page 4530, as Document No. 749224, Official Records of Douglas County, Nevada.*

**PARCEL 3**

A portion of land within the Southwest ¼ of the Southwest ¼ of Section 2, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, for private utility easement purposes being more particularly described as follows:

Easement #1:

BEGINNING at a point on the Southerly line of Parcel 3-A, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No. 265676 of the Douglas County Recorder's Office, which bears North 89°46'39" East, 115.88 feet from the Southwest corner of said Section 2;  
Thence North 18°46'23" West, 39.33 feet;  
Thence North 24°15'07" East, 27.14 feet to a point on the Southerly line of the Orchard House parcel;  
Thence North 86°57'14" East, along said Southerly line 21.68 feet;  
Thence continuing along said Southerly line, 40.30 feet along the arc of a curve to the right, having a central angle of 10°29'44" and a radius of 220.00 feet (chord bears South 87°47'31" East, 40.24 feet);  
Thence South 47°08'57" West, 37.61 feet;  
Thence South 02°14'59" East, 35.90 feet to a point on the Southerly line of said Parcel 3-A;  
Thence South 89°46'38" West along said Southerly line, 34.19 feet to the POINT OF BEGINNING.

Easement #2

BEGINNING at a point on the Northwesterly boundary line of Parcel 3-A, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No. 265676 of the Douglas County Recorder's Office, which bears North 21°19'45" East, 225.93 feet from the Southwest corner of said Section 2;



Thence North 11°38'45" West, 9.50 feet;  
Thence North 27°00'30" East, 4.00 feet;  
Thence North 78°21'15" East, 2.50 feet;  
Thence South 11°38'45" East, 11.01 feet to a point on said Northwesternly boundary line;  
Thence South 60°26'05" West, 5.26 feet to the POINT OF BEGINNING.

Basis of Bearing: The Westerly line of said Section 2, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No. 265676 of the Douglas County Recorder's Office (North 00°33'30" East).

*As to Parcel 3, the description was previously recorded on August 20, 2009, in Book 0809, Page 4548, as Document No. 749228, Official Records of Douglas County, Nevada.*

**PARCEL 4**

A perpetual, non-exclusive public or private utilities easement as granted to Paul P. Flynn in Storm Drainage and Utilities Easement, recorded August 20, 2009, in Book 0809, Page 4575, as Document No. 749230, described as follows to wit:

A portion of land for utility easement purposes within portions of the Southeast ¼ of the Southeast ¼ of Section 3 and the Northeast ¼ of the Northeast ¼ of Section 10, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Easterly boundary line of Lot 11, as shown on the Official Plat of Glenbrook Unit No. 3, filed for record on June 13, 1980, in Book 680 of Maps, Page 1269, as Instrument No. 45299, of the Douglas County Recorder's Office, which bears South 00°33'30" West, 17.98 feet from the Section corner common to Sections 2, 3, 10 and 11 of said Township and Range, said Section corner also being a corner on the Easterly boundary line of Lot 11;

Thence along said Easterly line South 32°49'50" West, 17.81 feet;

Thence North 01°19'26" West, 47.44 feet;

Thence North 38°39'55" West, 44.07 feet;

Thence South 76°21'20" West, 81.41 feet to a point on the Westerly boundary line of said Lot 11;

Thence along said Westerly line North 02°42'13" West, 14.49 feet;

Thence North 80°27'44" East, 58.97 feet;

Thence North 76°21'20" East, 78.83 feet;

Thence North 00°33'30" East, 213.72 feet to a point on the Northerly boundary line of said Lot 11;

Thence along said Northerly line North 89°47'27" East, 10.00 feet to the Northeasterly corner of said Lot 11;

Thence along the Easterly boundary line of said Lot 11 South 00°33'30" West, 237.77 feet;

Thence North 89°39'55" West, 10.66 feet;

Thence South 01°19'26" East, 32.41 feet to the POINT OF BEGINNING.

Basis of Bearing: The East line of said Section 3, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No. 265676 of the Douglas County Recorder's Office (North 00°33'30" East).

*As to Parcel 4, the description was previously recorded on August 20, 2009, in Book 0809, Page 4575, as Document No. 749230, Official Records of Douglas County, Nevada.*

**PARCEL 5**

A perpetual, non-exclusive access and utilities easement for the purposes stated therein as granted to Paul P. Flynn in Access and Utilities Easement, recorded August 20, 2009, in Book 0809, Page 4647, as Document No. 749235, described as follows to wit:

Parcel 3-A (APN 1418-02-410-001)

A strip of land 24 feet wide located within the Southwest ¼ of the Southwest ¼ of Section 2, Township 14 North, Range 18 East, M.D.M., Douglas County, Nevada, for access easement purposes being more particularly described as follows:

BEGINNING at a point on the South line of said Section 2, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No. 265676 of the Douglas County Recorder's Office, which bears North 89°46'38" East, 28.54 feet from the Northwest corner thereof;

Thence 16.43 feet along the arc of a curve to the right having a central angle of 11°28'47" and a radius of 82.00 feet (chord bears North 24°18'02" East, 16.40 feet);

Thence North 30°02'25" East, 12.42 feet;

Thence 71.51 feet along the arc of a curve to the right having a central angle of 56°54'07" and a radius of 72.00 feet (chord bears North 58°29'29" East, 68.60 feet);

Thence North 86°56'32" East, 35.99 feet;

Thence 46.47 feet along the arc of a curve to the right having a central angle of 12°06'08" and a radius of 220.00 feet (chord bears South 87°00'24" East, 46.38 feet);

Thence South 80°57'19" East, 83.66 feet;

Thence 37.25 feet along the arc of a curve to the left having a central angle of 44°27'52" and a radius of 48.00 feet (chord bears North 76°48'45" East, 36.32 feet);

Thence North 54°34'49" East, 10.49 feet;

Thence 38.14 feet along the arc of a curve to the left having a central angle of 34°41'05" and a radius of 63.00 feet (chord bears North 37°14'16" East, 37.56 feet);

Thence North 19°53'44" East, 17.05 feet;

Thence 29.93 feet along the arc of a curve to the left having a central angle of 35°43'50" and a radius of 48.00 feet (chord bears North 02°01'49" East, 29.45 feet);

Thence North 15°50'07" West, 93.95 feet;

Thence 83.37 feet along the arc of a curve to the right having a central angle of 12°11'09" and a radius of 392.00 feet (chord bears North 09°44'32" West, 83.22 feet);

Thence North 03°38'57" West, 14.94 feet;

Thence 76.16 feet along the arc of a curve to the right having a central angle of 28°42'31" and a radius of 152.00 feet (chord bears North 10°42'18" East, 75.37 feet);

Thence North 25°03'33" East, 61.69 feet;

Thence 29.98 feet along the arc of a curve to the right having a central angle of 13°05'29" and a radius of 131.22 feet (chord bears North 31°36'18" East, 29.92 feet);

Thence North 38°09'05" East, 25.03 feet;

Thence 37.51 feet along the arc of a curve to the right having a central angle of 58°05'25" and a radius of 37.00 feet (chord bears North 67°11'48" East, 35.93 feet);

Thence South 83°45'30" East, 37.93 feet to a point on the Easterly line of said Parcel 3-A;

Thence South 25°47'36" East, along said Easterly line, 3.31 feet;

Thence South 31°09'00" West, continuing along said Easterly line, 23.37 feet;

Thence North 83°45'30" West, 29.85 feet;

Thence 13.18 feet along the arc of a curve to the left having a central angle of 58°05'25" and a radius of 13.00 feet (chord bears South 67°11'48" West, 12.62 feet);

Thence South 38°09'05" West, 25.03 feet;

Thence 47.67 feet along the arc of a curve to the left having a central angle of 56°54'07" and a radius of 48.00 feet (chord bears South 58°29'29" West, 45.74 feet);

Thence South 30°02'25" West, 12.42 feet;

Thence 3.22 feet along the arc of a curve to the left having a central angle of 03°11'01" and a radius of 58.00 feet (chord bears South 28°26'55" West, 3.22 feet) to a point on the South line of said Section 2;

Thence South 89°46'38" West, 25.99 feet to the POINT OF BEGINNING.

Basis of Bearing: The South line of said Section 2, as shown on the Third Record of Survey for George W. Gillemot, Trustee for the George W. Gillemot Family Trust (Property Line Adjustment), Document No. 265676 of the Douglas County Recorder's Office (South 89°46'38" West).

*As to Parcel 5, the description was previously recorded on August 20, 2009, in Book 0809, Page 4647, as Document No. 749235, Official Records of Douglas County, Nevada.*

APN: A Portion of 1418-02-410-001

