



APN#: 1320-34-001-014
RPTT: \$1,560.00

Recording Requested By:

Western Title Company

Escrow No.: 041962-ARW

When Recorded Mail To:

Clay T. Champness & Carrie C.
Champness, Trustees
1579 Orchard Road
Gardnerville, NV
89410

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Anu Wright

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Barbara Flanagan, as Trustee of the Betty L. Flanagan Living Trust, entered into on November 17, 1989

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Clay T. Champness and Carrie C. Champness, Trustees of the Clay and Carrie Champness Family Trust, Dated February 8, 2008

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All the certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follow:

A parcel of land situated in and being a portion of the Northeast 1/4 of Section 34, in Township 13 North, Range 20 East, M.D.B.& M. and further being a portion of parcel 3-F, as set forth on the certain Land Division Map of Lot 3 of John B. Anderson No. 1, L.D.M. (Parcel 2) for G.P. Trucking, filed in the office of the County recorder of Douglas County, Nevada, March 25, 1981 as Document No. 54709, more particularly described as follows:

Parcel 3-F-1, as set forth on that certain Parcel Map No. 2 of the Carter Parcels, filed for record in the office of the county recorder of Douglas County, Nevada, on January 25 1982, as Document No. 64320.

Reserving therefrom a non-exclusive easement for road and incidental purposes over and across the westerly 30 feet and the South 25 feet of the East 1,087.26 feet of said land.

Together with a non-exclusive easement for access and utilities over and across all those certain parcels of land designated as access and utility easement as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. 1, L.D.M. (Parcel 2) for G.P. Trucking, as filed in the office of the county recorder of Douglas County, Nevada, on March 25, 1981, as Document No. 54709. Except therefrom all those certain non-exclusive easements traversing the hereinabove described parcel of land.

Together with water rights under Carson River Claimant # 000291.

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TOGETHER with all tenements, hereditaments and appurtenances, including water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/26/2011



Grant, Bargain and Sale Deed – Page 2

The Betty L. Flanagan Living Trust, entered into on November 17, 1989

Barbara Flanagan
Barbara Flanagan, Trustee

STATE OF NEVADA

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

July 27, 2011

by Barbara Flanagan

Anu Wright
Notary Public

