

DOC # 787985
08/15/2011 11:32AM Deputy: GB
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-811 PG-2391 RPTT: 809.25

A.P.N.: 1320-29-119-019
File No: 143-2412083 (Rt)
R.P.T.T.: \$809.25



When Recorded Mail To: Mail Tax Statements To:
Daniel Marchand and Linda Marchand
2641 Crew Canyon #1
San Ramon, CA 94583

GRANT, BARGAIN and SALE DEED

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

Christian A. Nenzel and Virginia D. Nenzel, husband and wife as joint tenants

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

Daniel Marchand and Linda Marchand, husband and wife as community property with right of survivorship

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

PARCEL 1:

UNIT 383, AS SHOWN ON THE FINAL MAP NO. 1008-9 FOR WINHAVEN, UNIT NO. 9, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 8, 1999, IN BOOK 799 OF OFFICIAL RECORDS AT PAGE 1253, AS DOCUMENT NO. 472099.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

DATED 8-3-11



Christian A. Nenzel
Christian A. Nenzel

Virginia D. Nenzel
Virginia D. Nenzel

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

This instrument was acknowledged before me on August 8, 2011 by
Christian A. Nenzel and Virginia D. Nenzel, husband and wife as joint tenants.

Catherine P. Collier
Notary Public
(My commission expires: 47474)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 28, 2011** under Escrow No. **143-2412083**.