A.P.N.:

1220-16-510-074

File No:

143-2409608 (SC)

R.P.T.T.:

\$ 397.80

DOC # 788041

08/16/2011 01:42PM Deputy: SG
 OFFICIAL RECORD
 Requested By:
First American Title Mindel Douglas County - NV
 Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-811 PG-2563 RPTT: 397.80



When Recorded Mail To: Mail Tax Statements To: James D. Hoyt 1336 Topaz Lane Gardnerville, NV 89460

## GRANT, BARGAIN and SALE DEED

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

Matthew J. Triglia, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

James D. Hoyt, a married man as his sole and separate property

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

LOT 269, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, IN BOOK 31, PAGE 686, AS DOCUMENT NO. 28309, AND AMENDED TITLE SHEET RECORDED ON JUNE 4, 1965, IN BOOK 31, PAGE 797, AS DOCUMENT NO. 28377.

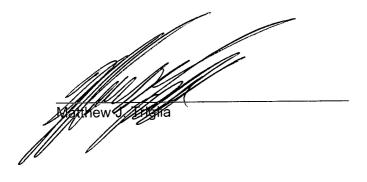
## Subject to

- 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.

Date: 08/11/2011

BK 811 PG-2564 788041 Page: 2 of 2 08/16/2011



STATE OF

**NEVADA** 

: SS.

COUNTY OF

**DOUGLAS** 

This instrument was acknowledged before me on Matthew J. Triglia.

(My commission expires:

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 11, 2011** under Escrow No. **143-2409608**.

