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DOC # 0788796
08/30/2011 12:29 PM Deputy: SG
OFFICIAL RECORD
Requested By:
ROSS JOHNSON

A.P.N.: 1219-04-002-007
File No: (Rt)
R.P.T.T.: \$ # 3

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0811 PG- 5793 RPTT: # 3



When Recorded Mail To: Mail Tax Statements To:
Ross V. Johnson and Jacqueline Margaret Johnson
✓ 1290 Kingsbury Grade
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Ross V. Johnson and Jackie M. Johnson, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Ross V. Johnson and Jacqueline Margaret Johnson, 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:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATED, LYING AND BEING WITHIN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A LOT LINE ADJUSTMENT BETWEEN PARCEL C, PARCEL E: 3 AND PARCEL E: 4 AS DESCRIBED IN DEED FILED FOR RECORD IN BOOK 1287 AT PAGE 2437 AS DOCUMENT NO. 168986, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4 AS SHOWN ON THAT MAP ENTITLED "RECORD OF SURVEY FOR HILDEGARD HERZ", FILED FOR RECORD ON JULY 24, 1974 AS DOCUMENT NO. 74394;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4, SOUTH 89°49'29" WEST A DISTANCE OF 644.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 207 (KINGSBURY GRADE) WHICH IS THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°49'29" WEST A DISTANCE OF 123.00 FEET TO THE NORTHWEST CORNER OF THAT PARCEL SHOWN AS "GABLER PROPERTY" ON THE AFORESAID MAP;

THENCE SOUTH 00°27'24" WEST A DISTANCE OF 232.88 FEET;
THENCE SOUTH 00°11'00" EAST A DISTANCE OF 160.46 FEET;
THENCE NORTH 89°59'01" EAST A DISTANCE OF 189.44 FEET;
THENCE NORTH 45°33'00" EAST A DISTANCE OF 229.20 FEET OF WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 207;
THENCE ALONG SAID WESTERLY LINE NORTH 44°27'00" WEST A DISTANCE OF 326.60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT FOR ROADWAY AND ACCESS PURPOSES OVER THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 4 AS SHOWN ON THAT MAP ENTITLED "RECORD OF SURVEY FOR HILDEGARD HERZ" FILED FOR RECORD JULY 24, 1974 AS DOCUMENT NO. 74394;

THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 89°49'29" WEST A DISTANCE OF 644.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 207 (KINGSBURY GRADE);

THENCE ALONG SAID WESTERLY LINE SOUTH 44°27'00" EAST A DISTANCE OF 644.70 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DEED FILED FOR RECORD IN BOOK 884 AT PAGE 1904 AS DOCUMENT NO. 105319, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, WHICH POINT IS THE TRUE POINT OF BEGINNING;

THENCE SOUTH 10°56'20" WEST A DISTANCE OF 204.79 FEET TO THE SOUTH LINE OF THE "HERZ PROPERTY" AS SHOWN ON THE AFORESAID MAP;

THENCE ALONG SAID SOUTH LINE SOUTH 89°59'01" WEST A DISTANCE OF 348.67 FEET;

THENCE LEAVING SAID SOUTH LINE SOUTH 89°59'01" WEST A DISTANCE OF 50 FEET;

THENCE NORTH 00°14'51" EAST A DISTANCE OF 156.94 FEET;

THENCE SOUTH 70°15'00" EAST A DISTANCE OF 26.52 FEET;

THENCE NORTH 00°14'51" EAST A DISTANCE OF 119.77 FEET;

THENCE NORTH 89°59'01" EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°14'51" WEST A DISTANCE OF 217.74 FEET;

THENCE NORTH 89°59'01" EAST A DISTANCE OF 307.19 FEET;

THENCE NORTH 10°56'20" EAST A DISTANCE OF 198.05 FEET TO THE AFORESAID

WESTERLY RIGHT-OF-WAY LINE;

THENCE ALONG SAID LINE SOUTH 44°27'00" EAST A DISTANCE OF 60.75 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

AN EASEMENT 10 FEET IN WIDTH FOR PUBLIC UNDERGROUND UTILITY PURPOSES LYING WESTERLY OF ADJACENT TO AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 4 AS SHOWN ON THAT MAP ENTITLED "RECORD OF SURVEY FOR HILDEGARD HERZ" FILED FOR RECORD ON JULY 24, 1974 AS DOCUMENT NO. 74394;

THENCE ALONG THE NORTH LINE OF SAID SECTION 4, SOUTH 89°49'29" WEST A DISTANCE OF 644.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 207 (KINGSBURY GRADE);

THENCE ALONG SAID WESTERLY LINE SOUTH 44°27'00" EAST A DISTANCE OF 644.70 FEET (64.70 FEET OF RECORD) TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DEED FILED FOR RECORD IN BOOK 884 AT PAGE 1904 AS DOCUMENT NO. 105319, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

THENCE SOUTH 10°56'20" WEST A DISTANCE OF 204.79 FEET TO THE SOUTH LINE OF THE "HERZ PROPERTY" AS SHOWN ON THE AFORESAID MAP;

THENCE ALONG SAID SOUTH LINE SOUTH 89°59'01" WEST A DISTANCE OF 348.67 FEET;

THENCE LEAVING SAID SOUTH LINE SOUTH 00°05'56" EAST A DISTANCE OF 77.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°05'56" EAST A DISTANCE OF 77.00 FEET;

THENCE NORTH 00°14'51" WEST A DISTANCE OF 267.74 FEET TO THE TERMINUS POINT OF THIS 10 FOOT WIDE EASEMENT.

SAID PREMISES FURTHER SHOWN AS ADJUSTED PARCEL A ON THAT CERTAIN RECORD OF SURVEY FOR HOWARD W. HERZ RECORDED JANUARY 9, 1990 IN BOOK 190, OF OFFICIAL RECORDS, AT PAGE 1630, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 217903.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 17, 1996 IN BOOK 596, PAGE 3439 AS INSTRUMENT NO. 388171.

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.

Date: 8-2-11

Ross Johnson
Ross Johnson

Jacqueline Johnson
Jacqueline Johnson

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

This instrument was acknowledged before me on 8/26/11 by **Ross Johnson and Jacqueline Johnson.**

Catherine P. Collier

Notary Public
(My commission expires: 4-14-14)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 02, 2011** under Escrow No. **142-2043346.**