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OFFICIAL RECORD
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Marvel & Kump, Ltd
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
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When recorded, return to:

John E. Marvel, Esq.
PO Box 2645
Elko, NV 89801

Mail tax statements to:

Eric and Connie Forstrom
307 Brookwood Dr.
Elko, NV 89801
APN: 1320-26-002-024

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE is made and entered into this 30th day of August, 2011, by and between **ERIC B. FORSTROM** and **CONNIE R. FORSTROM**, husband and wife as joint tenants, "Grantors"; and **ERIC B. FORSTROM** and **CONNIE R. FORSTROM**, Co-Trustees of **THE ERIC AND CONNIE FORSTROM FAMILY TRUST**, "Grantees."

WITNESSETH:

That the said Grantors, for good and valuable consideration given by the Grantees, the receipt of which is hereby acknowledged, do by these presents, grant, bargain, sell, and convey unto the said Grantees, and their successors and assigns, all that certain property situate, lying, and being in the County of Elko, State of Nevada, more particularly described as follows:

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest ¼ of Section 26, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Parcel 2 as shown on Parcel Map #2 for Michael and Mary Jarrett filed for record in Book 891 at Page 2279 as Document Number 257812, Official Records of Douglas County, Nevada.

Excepting therefrom all that portion described as follows:

Commencing at the most Westerly corner of aforesaid Parcel 2; thence along the Northwesterly and Northeasterly boundary lines thereof North 30° 17' 49" East a distance of 392.97 feet to the TRUE POINT OF BEGINNING; thence



continuing North $30^{\circ}17'49''$ East a distance of 212.64 feet; thence North $65^{\circ}11'05''$ East a distance of 184.12 feet; thence South $00^{\circ}00'43''$ East a distance of 228.88 feet; thence leaving said boundary line South $47^{\circ}24'54''$ West a distance of 145.54 feet; thence North $90^{\circ}00'00''$ West a distance of 59.92 feet; thence North $58^{\circ}14'29''$ West a distance of 126.16 feet to the TRUE POINT OF BEGINNING and continuing 56,380 square feet more or less.

And together with all that portion of A.P.N. 23-295-06 as shown on the Record of Survey #3 to Accompany a Boundary Line Adjustment for Michael and Mary Jarrett, filed for record in Book 691, Page 4958 as Document Number 254161, Official Records of Douglas County, Nevada described as follows:

Commencing at the most Westerly corner of aforesaid Parcel 2 which point is the TRUE POINT OF BEGINNING; thence Northwesterly along the right-of-way line of Herron Cove Court through a curve to the left whose radius point bears S $30^{\circ}17'49''$ W, 45.00 feet distant with a central angle of $30^{\circ}18'56''$ and an arc length of 23.81 feet and whose chord bears N $74^{\circ}50'38''$ W a distance of 23.53 feet; thence leaving said right-of-way line North $00^{\circ}00'43''$ West a distance of 469.99 feet; thence South $58^{\circ}14'29''$ East a distance of 259.99 feet; thence South $30^{\circ}17'49''$ West a distance of 392.97 to the TRUE POINT OF BEGINNING and continuing 56,380 square feet more or less.

Subject to a private access easement 30.00 feet in width lying adjacent to, parallel with and Easterly of the following described line with the sideline thereof being lengthened or shortened as the case may be to meet the intersecting boundary line:

Commencing at the most Westerly corner of aforesaid Parcel 2; thence Northwesterly along the right-of-way line of Herron Cove Court through a curve to the left whose radius point bears S $30^{\circ}17'49''$ W, 45.00 feet distant with a central angle of $30^{\circ}18'56''$ and an arc length of 23.81 feet and whose chord bears N $74^{\circ}50'38''$ W a distance of 23.53 feet to the TRUE POINT OF BEGINNING of this 30.00 foot wide private access easement; thence leaving said right-of-way line North $00^{\circ}00'43''$ West a distance of 469.99 feet to the terminus point of this 30.00 foot wide private access easement.

The Basis of Bearing of this description is the Northwesterly line of Parcel 2, which bears North 30°17'49" East as shown on Parcel Map #2 for Michael and Mary Jarrett filed for record in Book 891 at Page 2279 as Document Number 257812, Official Records of Douglas County, Nevada.

Together with an easement for ingress and egress and incidental purpose more particularly described in the certain instrument recorded June 28, 1991, Book 691, Page 4933, Document No. 254155, Official Records of Douglas County, Nevada.

Together with an appurtenant 50 foot easement for access and utility purpose as set forth in that certain easement Deed executed by HUK-SHOT-LTD., recorded August 13, 1985, Book 885, Page 1296, Document No. 121436, Official Records of Douglas County, Nevada.

Further together with all those certain access and utility easements for ingress and egress as set forth on the certain Record of Survey of Nevis Industries, Inc., filed for record in the Office of the County Recorder of Douglas County, Nevada, as Document No. 51917 of Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 31, 2007, as Document No. 694097 of Official Records.

SUBJECT TO all covenants, conditions, restrictions, exceptions, easements, rights of way, reservations and rights, and other matters evidenced by documents of record.

TOGETHER WITH any and all buildings, fixtures and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, and their successors and assigns.



IN WITNESS WHEREOF, the said Grantors have executed this Deed as of the day and year first hereinabove written.

GRANTORS:

Eric B. Forstrom
ERIC B. FORSTROM

Connie R. Forstrom
CONNIE R. FORSTROM

STATE OF NEVADA)
)SS.
COUNTY OF ELKO)

On 30th of August, 2011, personally appeared before me, a Notary Public, ERIC B. FORSTROM and CONNIE R. FORSTROM, personally known to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed said instrument.

[Signature]
NOTARY PUBLIC

