

DOC # 789822  
09/20/2011 03:21PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-911 PG-3361 RPTT: 2281.50



A.P.N.: 1219-36-002-009  
File No: 143-2412772 (Rt)  
R.P.T.T.: \$2,281.50

When Recorded Mail To: Mail Tax Statements To:  
Patrick F. McManus and Lita E. McManus  
26337 Century Court  
Hemet, CA 92544

***GRANT, BARGAIN and SALE DEED***

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

Ralph Philbrick and Deborah Philbrick, husband and wife as joint tenants with rights of survivorship

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

Patrick F. McManus and Lita E. McManus, husband and wife as joint tenants with right of survivorship

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

**LOT 14, IN BLOCK A, AS SHOWN ON THE FINAL SUBDIVISION MAP #2012 FOR GANSBERG ESTATES RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON OCTOBER 28, 1997, IN BOOK 1097, AT PAGE 5456 AS DOCUMENT NO. 425008, 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.

Date: 08/16/2011



Ralph Philbrick  
Ralph Philbrick

Deborah Philbrick  
Deborah Philbrick

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on  
9/15/11 by  
**Ralph Philbrick and Deborah Philbrick.**

Rishele L. Thompson  
Notary Public  
(My commission expires: 4/10/15 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/05/2011 under Escrow No. 143-2412772