

17

Assessor's Parcel Number: 1022-18-001-045

Recording Requested By:

Name: JOHNNY'S ROADHOUSE

Address: 1469 OLD HWY 395 S

City/State/Zip GARDNERVILLE NV 89410

Real Property Transfer Tax: #4

DOC # **0790936**
10/13/2011 11:47 AM Deputy: KE
OFFICIAL RECORD
Requested By:
JOHN FRANK

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-1011 PG-2102 RPTT: #4



DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)
This cover page must be typed or legibly hand printed.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

John Frank, an unmarried man and Karen R. Cruz, an unmarried woman as Joint Tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

John Frank, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas, State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/26/2011

Grant, Bargain and Sale Deed – Page 2

John Frank
John Frank

Karen R. Cruz
Karen R. Cruz

STATE OF NEVADA

COUNTY OF ~~Douglas~~ Washoe } ss

This instrument was acknowledged before me on

3rd October 2011

by John Frank and Karen R. Cruz

Latha Veerappan
Notary Public

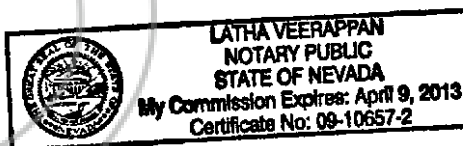


EXHIBIT "A"

A parcel of the East ½ of Section 18, Township 10 North, Range 22 East, M.D.B. & M., further described as follows:

COMMENCING at the ¼ corner common to Section 17 and 18, Township 10 North, Range 22 East, M.D.B. & M.;

Thence along the Section line North 00°13'20" West 252.48 feet;

Thence North 40°38'00" West 351.11 feet;

Thence South 67°20'79" West 838.72 feet;

Thence North 20°32'15" West 112.64 feet;

Thence North 68°37'49" East 250.00 feet to the POINT OF BEGINNING of Parcel "A";

Thence North 20°32'15" West 179.33 feet;

Thence North 04°33'00" West 173.54 feet;

Thence North 85°27'00" East 90.00 feet;

Thence South 82°17'07" East 97.45 feet;

Thence South 04°33'00" East 284.17 feet;

Thence South 68°37'49" West 141.91 feet to the POINT OF BEGINNING.

Also shown as Parcel "A" on that Amended Parcel Map for ARGUS J. AND JUANITA G. CAPPS, as recorded October 28, 1975, in Book 1075, Page 1102, Document No. 84096, Official Records of Douglas County, State of Nevada.

Assessors Parcel No. 1022-18-001-045

This document was previously recorded on September 10, 2004, in Book 0904, Page 3578, as Document No. 623823, Official Records of Douglas County, Nevada.