

DOC # 791267
10/21/2011 11:44AM Deputy: SG
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1011 PG-3596 RPTT: EX#003

A.P.N.: 1219-14-002-004
File No: 143-2413652 (SC)
R.P.T.T.: \$0 - #3



When Recorded Mail To: Mail Tax Statements To:
Samuel D. Present
854 Sheridan Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Samuel D. Present, an unmarried man as his sole and separate property, as to an undivided interest

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

Samuel D. Present, an unmarried man

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

ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE IN THE WEST 1/2, SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A BOUNDARY LINE ADJUSTMENT BETWEEN REVISED PARCEL 2 AND REVISED PARCEL 3 OF THE WEYHER CONSTRUCTION CO. PARCEL MAP AND REVISED PARCEL 2 OF THE COLLEY, GORDON PARCEL MAP AS SHOWN ON THAT RECORD OF SURVEY FOR: DOROTHY COLLEY AND DIANE GORDON FILED FOR RECORD IN BOOK 1286 AT PAGE 3238 AS DOCUMENT NUMBER 147357, OFFICIAL RECORD OF DOUGLAS COUNTY, NEVADA ALSO KNOWN AS ASSESSORS PARCEL NUMBERS 19-212-44, 19-212-45 AND 19-212-47 RESPECTIVELY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHEAST CORNER OF COLLEY, GORDON REVISED PARCEL 2 AS SHOWN ON AFORESAID RECORD OF SURVEY WHICH POINT IS THE TRUE POINT OF BEGINNING AND FROM WHICH POINT THE NORTH 1/4 CORNER OF AFORESAID SECTION 14 BEARS NORTH 41°31'44" EAST A DISTANCE OF 3,356.53 FEET; THENCE FROM AFORESAID NORTHEAST CORNER ALONG THE EAST LINE OF SAID PARCEL SOUTH 25°54'52" EAST A DISTANCE OF 156.50 FEET TO THE NORTHEAST CORNER OF THE COLLEY, GORDON REVISED PARCEL 1; THENCE ALONG THE LINE BETWEEN SAID REVISED PARCEL 1 AND 2 AND THE EXTENSION THEREOF SOUTH 64°00'25" WEST A DISTANCE OF 264.64 FEET; THENCE LEAVING SAID LINE, NORTH 38°08'52" WEST A DISTANCE OF 125.14 FEET; THENCE NORTH 31°45'55" WEST A DISTANCE OF 34.34 FEET; TO THE NORTH LINE OF SAID COLLEY, GORDON REVISED PARCEL 2; THENCE ALONG SAID LINE NORTH 64°00'25" EAST A DISTANCE OF 294.66 FEET TO THE TRUE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 30, 1996, IN BOOK 0796, PAGE 5024, AS INSTRUMENT NO. 393158.

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: 10/13/2011



Samuel D. Present
Samuel D. Present

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

This instrument was acknowledged before me on
10/17/2011 by Samuel D. Present

Suzanne Cheechov
Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2015)

