

DOC # 792890  
11/18/2011 01:55PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
First American Title Reno  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-1111 PG-4236 RPTT: EX#007

A.P.N.: 1219-04-001-011  
File No: 3103-3878875 (DS)  
R.P.T.T.: \$ ~~0~~



When Recorded Mail To: Mail Tax Statements To:  
Lance M. Walden and Susan J. Walden  
190 Aspen Hill Court  
Gardnerville, NV 89460

2415633

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

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

Lance M. Walden and Susan J. Walden, Trustees, or their successors in trust, under the Walden Family Trust, dated November 16, 2001 who erroneously acquired title as Lance M. Walden and Susan J. Walden, Trustees, or their successors in trust, under the Waldren Family Trust, dated November 16, 2001

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

Lance M. Walden and Susan J. Walden, 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:

**A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, BEING A PORTION OF PARCEL 2-E AS SHOWN ON PARCEL MAP NO. 2 FOR ITILDO, INC., DOCUMENT NO. 368930 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF PARCEL 2-F, AS SHOWN ON THE SAID PARCEL MAP NO.2, WHICH BEARS NORTH 89°55'14" WEST, 600.44 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 4, BEING A G.L.O. BRASS CAP;**

**THENCE SOUTH 00°04'46" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 2-F, 450.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2-E, BEING THE POINT OF BEGINNING.**

**THENCE SOUTH 84°24'31" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 2-E, 356.94 FEET TO A POINT ON THE WESTERLY OF LINE OF ASPEN HILL COURT AS SHOWN ON SAID PARCEL MAP NO. 2;**

**THENCE 41.28 FEET ALONG SAID WESTERLY LINE OF ASPEN HILL COURT AND THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 47°18'20" AND A RADIUS OF 50.00 FEET. (CHORD BEARS SOUTH 18°03'45" EAST, 40.12 FEET), TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2-E.**



**THENCE SOUTH 48°17'01" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 2-E  
605.71 FEET TO THE SOUTHWESTERLY CORNER THEREOF;**

**THENCE NORTH 10°03'39" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2-E,  
113.62 FEET;**

**THENCE NORTH 81°29'00" EAST, 58.83 FEET;**

**THENCE NORTH 31°54'03" EAST, 54.39 FEET;**

**THENCE NORTH 11°08'32" EAST, 23.65 FEET;**

**THENCE NORTH 16°59'08" WEST, 37.62 FEET;**

**THENCE NORTH 66°57'56" WEST 60.89 FEET TO A POINT ON SAID WESTERLY LINE  
OF PARCEL 2-E;**

**THENCE NORTH 10°03'39" EAST, ALONG SAID WESTERLY LINE OF PARCEL 2-E  
229.76 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN  
THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 29, 2003 IN BOOK 0903, PAGE  
16726 AS DOCUMENT NO. 591759 OF 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: 11/14/2011



Lance M. Walden

Lance M. Walden, Trustee

Susan J. Walden

Susan J. Walden, Trustee

STATE OF **NEVADA CA** )

:ss.

COUNTY OF **PLACER** )

This instrument was acknowledged before me on  
11-14-2011 by



Lance M. Walden

Susan J. Walden

Notary Public

Stacy Nicholls

(My commission expires: 3-22-2014)



*Grant Sale and Bargain Deed*

**ACKNOWLEDGMENT**

State of California  
County of Placer

On Nov. 14, 2011 before me, Stacy Nicholls, Notary Public  
(insert name and title of the officer)

personally appeared Susan J. Walden and Lance M. Walden,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature *SN* (Seal)