

DOC # 796050
01/19/2012 02:18PM Deputy: SG
OFFICIAL RECORD
Requested By:
North American Title - Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-112 PG-3315 RPTT: EX#007

A.P.N.: 1220-24-810-015
File No: 46001-1120273-11 (NAT)
R.P.T.T.: \$0.00



When Recorded Mail To: Mail Tax Statements To:
Kurt D. Naswall
639 Thorobred Avenue
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Kurt D. Naswall and Ann Marie Naswall, Trustees of the Kurt and Ann Marie Naswall Family Trust dated December 3, 2004

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

Kurt D. Naswall, an unmarried man

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

PARCEL 1:

A PARCEL OF LAND SITUATED IN AND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M.; THENCE NORTH 0° 01' WEST A DISTANCE OF 991.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 314.72 FEET TO THE CENTERLINE OF THOROBRED AVENUE; THENCE NORTH 156.00 FEET TO A POINT; THENCE EAST 324.52 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 156.00 FEET BACK TO THE POINT OF BEGINNING.

SAID LAND MORE FULLY SHOWN AS LOT 21 ON THE (UNOFFICIAL) MAP OF THOMPSON ACRES UNIT NO. 1, INCLUDING ALL THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF THOROBRED AVENUE AND PALOMINO LANE.

PARCEL 2:

A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN WIDTH LYING 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:



COMMENCING AT THE MONUMENT SET AT THE CENTERLINE INTERSECTION OF PALOMINO LANE AND MUSTANG LANE, AS SAID MONUMENT AND LANES ARE SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD APRIL 14, 1965, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 27706; THENCE FROM THE POINT OF COMMENCEMENT, SOUTH A DISTANCE OF 515.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300 FEET, AN ANGLE OF 31° 00', AND ARC LENGTH OF 162.32 FEET, TO A POINT OF REVERSE CURVE; THENCE ON A CURVE TO THE LEFT WITH AN ANGLE OF 85° 30' WHOSE RADIUS IS 275 FEET, AN ARC LENGTH OF 410.37 FEET; THENCE SOUTH 61° 40' EAST, A DISTANCE OF 161.91 FEET; THENCE NORTH 36° 00' EAST A DISTANCE OF 68.64 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 510 FEET, AN ANGLE OF 29° 00', AN ARC LENGTH OF 258.13 FEET; THENCE NORTH 65° 00' EAST, A DISTANCE OF 293.33 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 500 FEET, AN ANGLE OF 21° 00', AN ARC LENGTH OF 183.26 FEET; THENCE NORTH, A DISTANCE OF 608.91 FEET TO THE POINT OF ENDING.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE LINES OF PARCEL NO. 1 HEREIN-ABOVE.

PARCEL 3:

A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 25 FEET IN WIDTH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MONUMENT SET AT THE CENTERLINE INTERSECTION OF PALOMINO LANE AND MUSTANG LANE, AS SAID MONUMENT AND LANES ARE SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD APRIL 14, 1965, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 27706; THENCE EAST ALONG THE CENTERLINE OF PALOMINO LANE (50 FEET IN WIDTH) A DISTANCE OF 649.93 FEET; THENCE SOUTH, A DISTANCE OF 25 FEET; THENCE WEST, A DISTANCE OF 649.93 FEET; THENCE NORTH, A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE LINES OF PARCEL 2 HEREIN-ABOVE.

Deed # 0751345 book 0909 page 5788 NRS 111.312
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.

THIS DEED IS BEING SIGNED IN COUNTERPART

Date: 01/10/2012



Kurt D Naswall
Kurt D. Naswall, Trustee

Ann Marie Naswall, Trustee

STATE OF Nevada)
COUNTY OF Washoe) :SS.

This instrument was acknowledged before me on
1-13-12 by Kurt D. Naswall



Lisa M Hallmark
Notary Public
(My commission expires: 11-15-13)

STATE OF _____)
COUNTY OF _____) :SS.

This instrument was acknowledged before me on
_____ by Ann Marie Naswall

Notary Public
(My commission expires: _____)

