

OFFICIAL RECORD

Requested By:

PATRICIA MICHITARIAN

APN#: 1220-22-110-138

RPTT: \$0.00 #6

Recording Requested By:

Western Title Company

Escrow No.: accom-mhk

When Recorded Mail To:

Patricia Michitarian

~~761 Lois Court~~ Box 6773
Gardnerville, NV ~~89418~~ 89460

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0212 PG-2947 RPTT: # 6



Mail Tax Statements to: (deeds only)
Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

Print name

Title

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Aram Michitarian

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

Patricia Michitarian, an unmarried woman

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: 02/14/2012

Grant, Bargain and Sale Deed – Page 2

Aram Michitarian
Aram Michitarian

STATE OF NEVADA

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

by Aram Michitarian

Nicole Hodges
Notary Public



A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 22, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF THAT CERTAIN SUBDIVISION PLAT KNOWN AS GARDNERVILLE RANCHOS UNIT NO. 5 RECORDED AS DOCUMENT NO. 50056, BOOK 80, PAGE 675 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION NORTH 89°52'50" EAST, 373.40 FEET TO A POINT WHICH IS COMMON TO THE NORTH BOUNDARY OF SAID SUBDIVISION AND THE EASTERLY RIGHT-OF-WAY OF LYELL WAY; THENCE SOUTH 00°16'11" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF LYELL WAY, 740.00 FEET; THENCE NORTH 89°52'50" EAST, 676.17 FEET TO THE POINT OF BEGINNING;

**THENCE CONTINUING NORTH 89°52'50" EAST, 175.00 FEET;
THENCE SOUTH 00°05'51" EAST, 125.61 FEET;
THENCE SOUTH 65°20'07" WEST, 147.42 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PRECEDING COURSE HAVING A DELTA ANGLE OF 65°25'58" RADIUS OF 45.00 FEET AND CHORD BEARING OF NORTH 57°22'52" WEST, FOR 48.64 FEET;
THENCE NORTH 00°05'51" WEST, 160.55 FEET TO THE POINT OF BEGINNING.**

SAID PARCEL ALSO SHOWN AS ADJUSTED LOT 95 ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 1, 1995 IN BOOK 295, PAGE 109 AS DOCUMENT NO. 355402, OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 29, 2002, IN BOOK 1002, PAGE 12899, AS INSTRUMENT NO. 556166.