

DOC # 798089  
02/29/2012 02:07PM Deputy: SG  
**OFFICIAL RECORD**  
Requested By:  
Western Title Company  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-212 PG-6053 RPTT: 1228.50



APN#: 1219-14-002-083  
RPTT: \$1,228.50

**Recording Requested By:**  
Western Title Company  
**Escrow No.:** 046392-TEA  
**When Recorded Mail To:**  
Michael & Debra Brown  
5247 Whittier Oaks Drive  
Friendswood, TX 77546

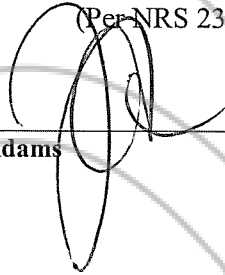
**Mail Tax Statements to: (deeds only)**

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



Traci Adams

Escrow Officer

**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,

William R. Kugler and Colleen Susan Coffey, husband and wife as joint tenants

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

Michael R. Brown and Debra L. Brown, husband and wife as joint tenants with right of survivorship

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:

### **Exhibit "A" attached hereto and made a part hereof**

TOGETHER WITH ALL WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS APPURTENANT TO THE HEREIN DESCRIBED PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL WATER, WATER RIGHTS, DITCH AND DITCH RIGHTS APPURTENANT TO AND USED IN CONNECTION WITH THE PROPERTY INCLUDING SPECIFICALLY BUT NOT LIMITED TO THOSE CLAIMS OF THE CARSON RIVER DECREE; THE UNITED STATES OF AMERICA PLAINTIFF, VS. ALPINE LANE & RESERVOIR COMPANY A CORPORATION, ET AL., DEFENDANTS, CIVIL NO. D-183 BRT, FILED IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF NEVADA. NO STORAGE RIGHTS ARE INCLUDED. FURTHER DESCRIBED AS:

A PORTION OF CLAIM #606 CONSISTING OF 14.02 ACRES PER STATE ENGINEERS PERMIT NUMBER 67473

A PORTION OF CLAIM #611 CONSISTING OF 3.68 ACRES

SELLER DOES HEREBY RETAIN ANY AND ALL UNDERGROUND WATER RIGHTS THAT MAY BE APPURTENANT TO THE SUBJECT PROPERTY

Dated: 02/12/2012



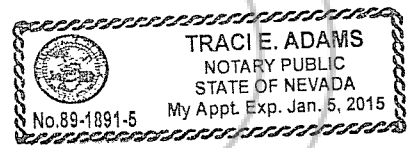
Grant, Bargain and Sale Deed – Page 2

*William R. Kugler*  
William R. Kugler

*Colleen Susan Coffey*  
Colleen Susan Coffey

STATE OF *Nevada* }  
COUNTY OF *Douglas* } ss  
This instrument was acknowledged before me  
on *February 28* 20,12  
By William R. Kugler and Colleen Susan Coffey

*Traci E. Adams*  
Notary Public





**EXHIBIT "A"**

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

**PARCEL 1:**

**Adjusted Parcel 7 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220 more particularly described as follows:**

**Commencing at the Northwest corner of Parcel 1 as shown on the Map of Division into large Parcels for Nathan and Cindy Leising recorded September 6, 1995 in the office of Recorder, Douglas County, Nevada, as Document No. 369848; thence South 07°08'29" East, 1647.30 feet; thence South 23°42'20" West, 648.55 feet to the POINT OF BEGINNING; thence North 73°25'14" East, 641.64 feet; thence North 89°48'28" East, 634.00 feet; thence South 06°50'37" East, 666.68 feet; thence South 83°40'37" West, 1267.82 feet; thence North 06°19'23" West 620.12 feet to the POINT OF BEGINNING.**

**EXCEPTING THEREFROM a parcel of land located within a portion of Sections 13, 14, 23 and 24, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:**

**Commencing at the Easterly corner common to Adjusted Parcel 7 and Adjusted Parcel 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC recorded October 25, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526220, the POINT OF BEGINNING;**

**Thence along the common boundary of said Adjusted Parcel 7 and Adjusted Parcel 8, South 83°40'37" West, 385.50 feet;**

**Thence North 06°50'37" West, 113.00 feet;**

**Thence North 83°40'37" East, 385.50 feet;**

**Thence along the Easterly boundary of said Adjusted Parcel 7, South 06°50'37" East, 113.00 feet to the POINT OF BEGINNING.**

**PARCEL 2:**

**A 50 feet wide right-of-way for road and other purposes over, under, upon and across the Southerly portion of the real property as described in "GRANT OF RIGHT-OF-WAY" recorded in the office of the Douglas County Recorder, State of Nevada on May 12, 1970, in Book 75 at Pages 695 and 697, as Document Nos. 48086 and 48087, Official**



**Records.**

**PARCEL 3:**

**A perpetual non-exclusive easement and right-of-way for the purposes of pedestrian and vehicular ingress and egress over and across the certain strips of real property as shown on the Division of Land Map for Nathan and Cindy Leising filed in the office of the Douglas County Recorder, State of Nevada, on September 6, 1995, as Document No. 369848, and as amended by those certain documents entitled "DEED OF EASEMENT" recorded on October 25, 2001, in Book 1001, at Pages 8558 and 8569, as Document Nos. 526217 and 526219 and recorded on October 24, 2003 in Book 1003, at Page 12558 as Document No. 594726 and documents entitled "EXTINGUISHMENT OF EASEMENT" recorded on October 25, 2001 in Book 1001, at Page 8564, as Document No. 526218 and recorded on October 24, 2003 in Book 1003, at Page 12555, as Document No. 594725, Official Records.**

**Assessor's Parcel Number(s):  
1219-14-002-083**

