

DOC # 798189
03/02/2012 08:54AM Deputy: GB
OFFICIAL RECORD
Requested By:
First American Title Minde
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-312 PG-216 RPTT: 1158.30

A.P.N.: 1220-15-610-031
File No: 143-2419868 (SC)
R.P.T.T.: \$1,158.30



When Recorded Mail To: Mail Tax Statements To:
Pamela Armstrong
1555 Riverview Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Kathleen M. Kawcak, Trustee of the Kawcak Living Trust dated September 13, 2006

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

Pamela Armstrong, AN UNMARRIED WOMAN

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

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 33 AS SHOWN ON THE PLAT OF GARDNERVILLE RANCHOS RECORDED NOVEMBER 30, 1964 IN THE OFFICE OF RECORDER IN BOOK 1 OF MAPS, AS DOCUMENT NO. 26665 COMBINED THROUGH REVERSION TO ACREAGE WITH LOT 27 AS SHOWN ON THE PLAT FOR GARDNERVILLE RANCHOS, UNIT NO. 3 RECORDED JUNE 1, 1965 IN SAID OFFICE OF RECORDER IN BOOK 1 OF MAPS, AS DOCUMENT NO. 28310 AND AS AMENDED AND RECORDED ON JUNE 4, 1964 IN SAID OFFICE OF RECORDER IN BOOK 1 OF MAPS, AS DOCUMENT NO. 28378, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 33, THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARIES OF SAID LOTS 33 AND 27, THE FOLLOWING COURSES:

**SOUTH 89° 59' 30" EAST, 201.86 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET,
CENTRAL ANGLE OF 12° 40' 00", AND AN ARC LENGTH OF 77.38 FEET;
SOUTH 12° 39' 30" EAST, 200.00 FEET;**



**SOUTH 57° 30' 30" WEST, 149.47 FEET;
SOUTH 01° 51' 47" EAST, 110.21 FEET;
SOUTH 89° 54' 13" WEST, 200.00 FEET;
NORTH 00° 00' 30" EAST, 377.43 FEET TO THE POINT OF BEGINNING.**

THE BASES OF BEARING OF THIS DESCRIPTION IS IDENTICAL WITH THE PLAT FOR GARDNERVILLE RANCHOS RECORDED NOVEMBER 30, 1964 IN THE OFFICE OF RECORDER IN BOOK 1 OF MAPS, AS DOCUMENT NO. 26665.

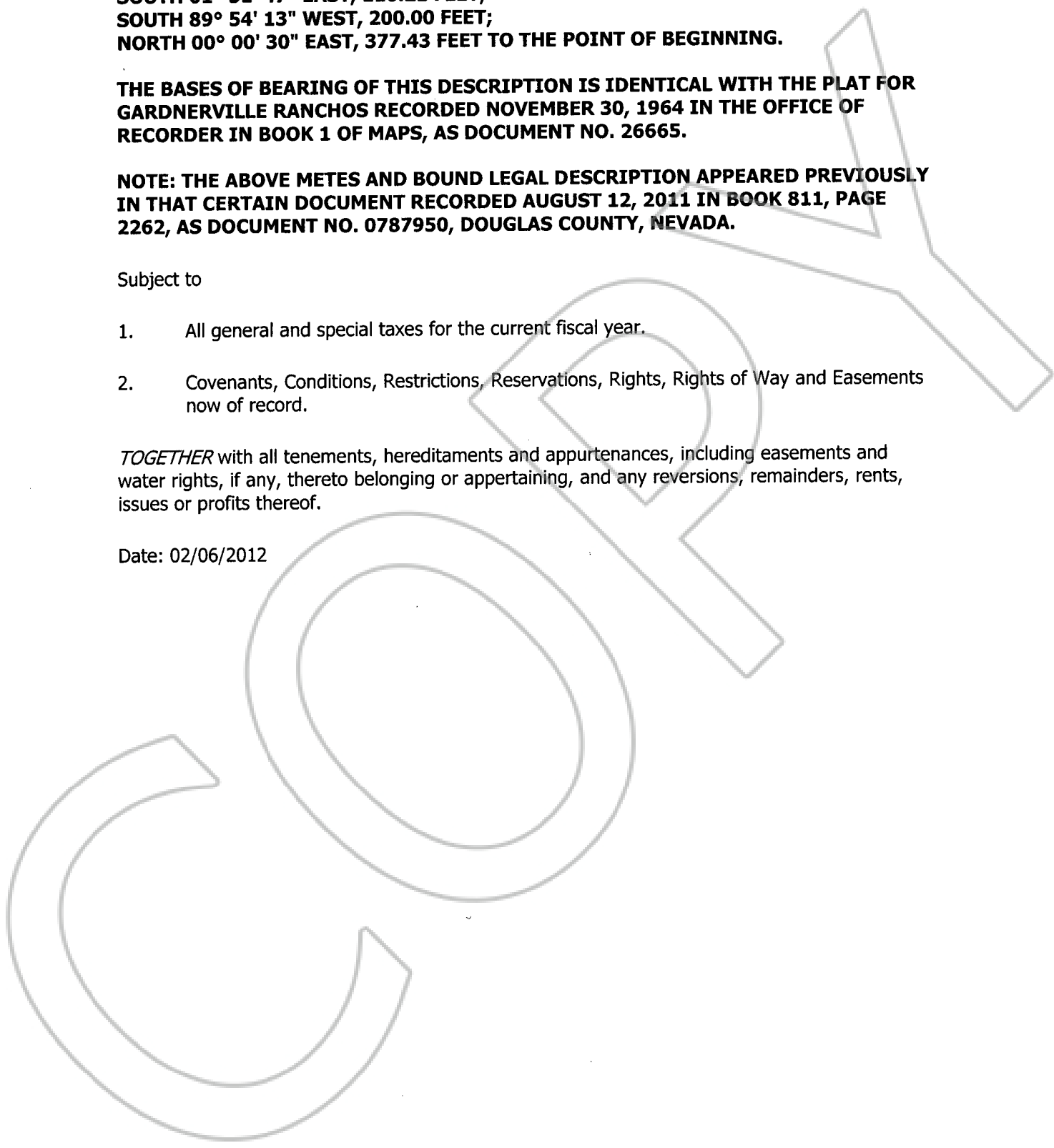
NOTE: THE ABOVE METES AND BOUND LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 12, 2011 IN BOOK 811, PAGE 2262, AS DOCUMENT NO. 0787950, DOUGLAS COUNTY, NEVADA.

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: 02/06/2012





Kathleen M. Kawcak, Trustee of the Kawcak
Living Trust dated September 13, 2006

Kathleen M. Kawcak, Trustee

Kathleen M. Kawcak, Trustee

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

This instrument was acknowledged before me on March 1, 2012 by
Kathleen M. Kawcak, Trustee of the Kawcak Living Trust dated September 13, 2006.

Suzanne Cheechov

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 1, 2012** under Escrow No. **143-2419868**.