

DOC # 798713
03/12/2012 03:21PM Deputy: GB
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-312 PG-2633 RPTT: EX#003

A.P.N.: 1320-35-001-035
File No: 143-2420381 (SC)
R.P.T.T.: \$ ~~0~~



When Recorded Mail To: Mail Tax Statements To:
Barbara Helene Martinez and Lawrence A. Martinez
1591 East Valley Road
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Lawrence Allan Martinez and Barbara Helene Martinez, husband and wife as joint tenants
do(es) hereby *GRANT, BARGAIN and SELL* to

Barbara Helene Martinez and Lawrence A. Martinez, wife and husband as joint tenants
with rights of survivorship

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

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 6-B-1 AS SHOWN ON PARCEL MAP FOR K.W. EMERSON, INC., PETER D. AND MARGARET M. ZIEBELL, FILED FOR RECORD NOVEMBER 6, 1986, IN BOOK 1186, PAGE 712, DOCUMENT NO. 144744 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

EXCEPTING THEREFROM A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 6-B-1 OF PARCEL MAP DOCUMENT NO. 144744 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE CENTERLINE OF THE ORIGINAL EAST VALLEY ROAD AND BEARS NORTH 89°02'16" WEST, 2664.13 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE SOUTH 89°02'10" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL 6-B-1, 131.85 FEET TO THE CENTERLINE OF THE REALIGNMENT OF EAST VALLEY ROAD;



THENCE SOUTH 12°34'02" EAST, ALONG SAID REALIGNMENT CENTERLINE, 267.69 FEET;

THENCE CONTINUING ALONG SAID REALIGNMENT CENTERLINE, 210.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°02'36" AND A RADIUS OF 2000.00 FEET (SHORD BEARS SOUTH 15°35'20" EAST, 210.86 FEET) TO THE SOUTHERLY LINE OF SAID PARCEL 6-B-1.

THENCE NORTH 89°11'21" WEST, ALONG SAID SOUTHERLY LINE, 18.85 FEET TO THE CENTERLINE OF SAID ORIGINAL EAST VALLEY ROAD,

THENCE NORTH 26°02'42" WEST ALONG SAID ORIGINAL CENTERLINE, 519.03 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION LAST APPEARED IN THAT CERTAIN DEED RECORDED JUNE 30, 2003 AS INSTRUMENT NO. 582103 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: 03/07/2012



Lawrence A. Martinez
Lawrence Allan Martinez

Barbara Helene Martinez
Barbara Helene Martinez

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

This instrument was acknowledged before me on 3/7/2012 by Lawrence Allan Martinez and Barbara Helene Martinez

Suzanne Cheechov



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