

DOC # 799720
03/28/2012 09:24AM Deputy: SG
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-312 PG-6791 RPTT: EX#007



A.P.N.: 1320-26-002-025
Escrow No.: 1097711-WD

RECORDING REQUESTED BY
Northern Nevada Title Company
1483 US Highway 395 N # B
Gardnerville, NV 89410

MAIL TAX STATEMENTS AND WHEN RECORDED, MAIL TO

James E. Halsey and Franki L. Halsey
P. O. Box 953
Minden, NV 89423

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer tax is \$0.00, exemption no. 7

GRANT, BARGAIN, SALE DEED

That James E. Halsey and Franki L. Halsey, Trustees of The James and Franki Halsey Trust dated November 27, 2002 in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to James E. Halsey and Franki L. Halsey husband and wife, as Joint Tenants all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: March 19, 2012

The James and Franki Halsey Trust

James E. Halsey, Trustee

Franki L. Halsey, Trustee

STATE OF NEVADA)

COUNTY OF DOUGLAS)

On 3.23.12 personally appeared before me, a Notary Public, James E. Halsey and Franki L. Halsey who acknowledged that they executed the above instrument.

Signature
(Notary Public)

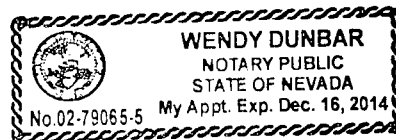




EXHIBIT "A"

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

All that certain lot, piece or parcel or portion of land situated, lying and being within the Southwest $\frac{1}{4}$ of Section 26, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

COMMENCING at the most Westerly corner of Parcel 2, as shown on the Parcel Map No. 2 for Michael and Mary Jarrett filed for record in Book 891, at Page 2279, as Document No. 257812, Official Records of Douglas County, Nevada; thence along the Northwesterly boundary line thereof North $30^{\circ}17'49''$ East, a distance of 392.97 feet to the TRUE POINT OF BEGINNING; thence leaving said line North $58^{\circ}14'29''$ West, a distance of 259.99 feet to a point on the Westerly line of A.P.N. 23-295-06 as shown on the Record of Survey #3 to Accompany a Boundary Line Adjustment for Michael and Mary Jarrett, filed for record in Book 691, Page 4958, as Document No. 254161, Official Records of Douglas County, Nevada; thence along the boundary lines as shown on said map North $23^{\circ}29'52''$ East, a distance of 391.06 feet; thence North $89^{\circ}57'54''$ East, a distance of 365.01 feet; thence South $00^{\circ}00'43''$ East, a distance of 234.81 feet; thence South $89^{\circ}57'54''$ West, a distance of 25.53 feet; thence South $00^{\circ}00'43''$ East, a distance of 228.88 feet; thence leaving said boundary line South $47^{\circ}27'54''$ West, a distance of 145.55 feet; thence North $90^{\circ}00'00''$ West, a distance of 59.92 feet; thence North $58^{\circ}14'29''$ West, a distance of 126.16 feet to the TRUE POINT OF BEGINNING.

TOGETHER with a private access easement 30.00 feet in width lying adjacent to, parallel with and Easterly of the following described line with the sideline thereof being lengthened or shortened as the case may be to meet the intersecting boundary line:

COMMENCING at the most Westerly corner of aforesaid Parcel 2; thence Northwesterly along the right-of-way line of Herron Cove Court through a curve to the left whose radius point bears South $30^{\circ}17'49''$ West, 45.00 feet distant with a central angle of $30^{\circ}18'56''$ and an arc length of 23.81 feet and whose chord bears North $74^{\circ}50'38''$ West, a distance of 23.53 feet to the TRUE POINT OF BEGINNING of this 30.00 foot wide private access easement; thence leaving said right-of-way line North $00^{\circ}00'43''$ West, a distance of 469.99 feet to the terminus point of this 30.00 foot wide private access easement.

TOGETHER WITH an easement for ingress and egress and incidental purposes more particularly described in the certain instrument recorded June 8, 1991, Book 691, Page 4933, Document No. 254155, Official Records of Douglas County, Nevada.

TOGETHER WITH an appurtenant 50 foot easement for access and utility purposes as set forth in that certain easement Deed executed by HUK-SHOT-LTD., recorded August 13, 1985, Book 885, Page 1296, Document No. 121436, Official Records of Douglas County, Nevada.

FURTHER TOGETHER with all those certain access and utility easements for ingress and egress as set forth on that certain Record of Survey for Nevis Industries, Inc., filed for record in the office of the County Recorder of Douglas County, Nevada, as Document No. 51917, of Official Records.

FURTHER TOGETHER with a permanent and exclusive easement and right-of-way for a driveway as set forth in document entitled "Grant of Easement" executed by John Gooding and Margaret Gooding, recorded June 23, 2004 in Book 0604 at Page 11554 as Document No. 616896, Official Records of Douglas County, Nevada.

Note: Legal description previously contained in Book 1205 at Page 6603 as Document No. 663398 recorded on December 14, 2005.