

DOC # 799777
03/28/2012 02:27PM Deputy: SG
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-312 PG-7037 RPTT: EX#005



APN#: 1420-06-401-018


Recording Requested By:
Western Title Company

When Recorded Mail To:
Thomas C. Charon
Bloo Bridle Way
Minden, NV 89423

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 
Michele Davis Escrow Agent

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 Mariel S. Charon, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Thomas C. Charon, a married man as his sole and separate property, all that real property situated in the City of Carson City, County of Douglas, State of Nevada described as follows:

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

See Exhibit "A" attached hereto and made a part hereof

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 03/19/2012



Grant, Bargain and Sale Deed – Page 2

Marisel Charon

Marisel S. Charon

STATE OF NEVADA

COUNTY OF Carson City

} ss

This instrument was acknowledged before me on

March 23, 2012

by Marisel S. Charon for

Carrie Lindquist

Notary Public

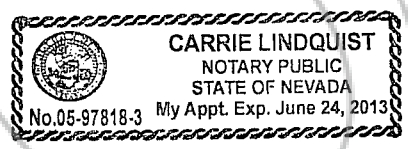




EXHIBIT "A"

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

Parcel of land located within the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 6, and the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 14 North, Range 20 East, M.D. B. & M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the South line of said Section 6 being the Northwest corner of Lot K-10 which bears South 89°39'23 West, 330.03 feet from the South 1/4 corner of hereof as shown on Final Map #1007-3 for Valley Vista Estates, Phase 2, Document No. 20670 of the Douglas County Recorder's Office; thence South 00°12'22" West, along the West line of said Lot K-10, 35.00 feet to the Northeast corner of Lot K-9; thence South 64°50'57" West, along the Northerly line of Lots K-9, K-8 and K-7, 152.46 feet to the Southeast corner of Lot K-5; thence North 26°10'15" West, along the Easterly line of Lots K-5 and K-4, 167.54 feet to the Northeast corner of Lot K-4 being a point on the Southerly right-of-way line of Jacks Valley Road; thence North 66°55'25" East, along said Southerly right-of-way line, 230.89 feet to the Northwest corner of the Soetje parcel as described in deed Document No. 20832 of the Douglas County Recorder's Office; thence South 00°15'35" West, along the West line of said Soetje parcel, 141.07 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

- (1) A right-of-way thereon for ditches and canals constructed by the authority of the United States, Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945;**
- (2) All mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect, mine and remove such deposits from the same under applicable law.**

As shown in Patent recorded August 1, 1968, in Book 60, Page 512, Document No. 41055 of Official Records of Douglas County, Nevada.

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 23, 1998, AS FILE NO. 454849, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



Assessor's Parcel Number(s):
1420-06-401-018

COPY