

DOC # 799809
03/29/2012 11:22AM Deputy: AR

OFFICIAL RECORD

Requested By:

First American Title Mindel

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 3 Fee: \$16.00

BK-312 PG-7219 RPTT: 1474.20

A.P.N.: 1319-09-602-012
File No: 143-2415448 (Rt)
R.P.T.T.: \$1,474.20



When Recorded Mail To: Mail Tax Statements To:
Vern Madsen and Jean Madsen
1273 Deer Trail Lane
Solvang, Ca 93463

GRANT, BARGAIN and SALE DEED

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

Michael C. Hastie and Dorothy A. Hastie husband and wife as joint tenants with right of survivorship

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

Vernon C. Madsen and Jean M. Madsen, Trustees of the Madsen Family Trust, dated January 31, 1990

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

A PARCEL OF LAND LOCATED IN THE SE ¼ NE ¼ OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.&M., GENOA TOWNSITE, DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.&M., PROCEEDS, SOUTH 7°58'30" WEST, 2,003.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 69°03'56" WEST, 226.54 FEET TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 69°03'56" WEST, 253.25 FEET TO THE NORTHWEST CORNER OF THE PARCEL; THENCE SOUTH 18°31'38" WEST, 174.50 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GENOA STREET, TO A POINT WHICH IS THE SOUTHWEST CORNER OF THE PARCEL; THENCE SOUTH 69°02'24" EAST, 249.81 FEET TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE NORTH 19°39'26" EAST, 174.50 FEET TO THE TRUE POINT OF BEGINNING, SUBJECT TO A DRAINAGE EASEMENT, 25.00 FEET IN WIDTH, EXTENDING FROM THE SOUTHWEST CORNER DIAGONALLY ACROSS THE PARCEL TO THE NORTHEAST CORNER, AS SHOWN ON THE RECORD OF SURVEY MAP FILED JUNE 8, 1983, AS DOCUMENT NO. 81346.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 28, 1998 IN BOOK 1298, PAGE 6328, AS INSTRUMENT NO. 457407.



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: 10/21/2011

COPY



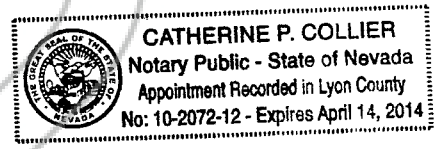
Michael C. Hastie
Michael C. Hastie

Dorothy A. Hastie
Dorothy A. Hastie

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

This instrument was acknowledged before me on
3/27/12 by
Michael C. Hastie and Dorothy A. Hastie.

Catherine P. Collier
Notary Public
(My commission expires: 4-14-14)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/16/2011 under Escrow No. 143-2415448