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**OFFICIAL RECORD**

Requested By:

ALLING & JILLSON

APN: 1418-34-303-009

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00  
BK-0412 PG-0253 RPTT: # 7



**MAIL TAX STATEMENTS TO:**

Jeanette Coiner  
83 South Fazio Way  
The Woodlands, TX 77389

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**GRANT BARGAIN & SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JEANETTE COINER, individually, who acquired her undivided interest pursuant to Grant Bargain & Sale Deed recorded with the Douglas County Recorder on August 18, 2000 as Document No. 0497999, Book 0800, Page 3598, ("Grantor"), does hereby GRANT, BARGAIN, SELL and CONVEY all right, title and interest to JEANETTE COINER, as Trustee of the Trust created under the Last Will and Testament of George R. Coiner, Jr., dated June 17, 2008 (Grantee), in that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

PARCEL 1:

That portion of Lot 7 and Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B.&M, filed in the office of the County Recorder of Douglas County, Nevada in Book R of Deeds, at page 163, that is described as follows:

COMMENCING at the Southeast corner of said Lot 7, and running thence North 89°53' West, along the South line of said lot, a distance of 100 feet; hence North 0°31' East, parallel with the East line of said lot, a distance of 120 feet to a point on the North line of a road and utility easement, the POINT OF BEGINNING thence along said easement North 89°53' West a distance of 50 feet, thence North 0°31' East a distance of 80 feet to a point on the North line of said Lot 7, thence South 89°53' East, along said North line a distance of 150 feet to the Northeast corner of said Lot; thence South 0°31' West, along the East line of said lot, a distance of 80 feet, more or less, to a point which bears South 89°43' East from the POINT OF BEGINNING; thence North 89°53' West a distance of 100 feet to the POINT OF BEGINNING.

Assessors Parcel No. 3-192-130

PARCEL 2:

An undivided one-fourth interest in that certain well that bears South 4°43'40" West, a distance of 3848.99 feet from North Quarter Section corner of Section 34, Township 14

North, Range 18 East, M.D.B.&M., situate in the County of Douglas, State of Nevada, with an undivided one-fourth interest in the pump house equipment used in connection therewith, and the right to use an existing pipeline from said well to the hereinafter described easement with the right to install an additional pipeline paralleling the course of said existing pipeline and installed as close thereto as possible, together with the right to repair, replace and maintain the same.

TOGETHER WITH the non-exclusive right to use for ingress to an egress from the parcel hereby conveyed and for the purpose of installing, maintaining and replacing utility and other services for the benefit of the parcel hereby conveyed, a strip of land 20 feet in width and particularly described as follows:

COMMENCING at the Southeast corner of said Lot 7, and running thence North 89°53' West, along the South line of said Lot, a distance of 100 feet; thence North 0°31' East, parallel with the East line of said lot, a distance of 100 feet to the POINT OF BEGINNING; thence continuing North 0°31' East parallel with the East line of said Lot, a distance of 20 feet to a point; thence North 89°53' West a distance of 202.8 feet, more or less, to the Eastern right of way line of U.S. Highway No. 50; thence Southerly along said Eastern right of way line a distance of 20 feet, more or less, to a point which bears North 89°53' West from the POINT OF BEGINNING; thence South 89°53' East a distance of 200.5 feet more or less, to the POINT OF BEGINNING.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

DATED this 5<sup>th</sup> of March 2012.

*Jeanette Coiner*  
JEANETTE COINER

State of TEXAS )  
County of ~~HARRIS~~ )  
*MONTGOMERY* )  
:ss.

This instrument was acknowledged before me on MARCH 5, 2012, by JEANETTE COINER.

*Sandra F. Beaty*  
Signature of Notary Public

