

DOC # 801174
04/20/2012 03:49PM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-412 PG-5515 RPTT: 850.20



A.P.N.: 1320-29-212-022
File No: 143-2422286 (Rt)
R.P.T.T.: \$850.20

When Recorded Mail To: Mail Tax Statements To:
Robert L. Wigton and Kari Begovich Wigton
1057 Wisteria Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Ferol Ann Arnold

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

Robert L. Wigton and Kari Begovich Wigton, Husband and Wife, as joint tenants
the real property situate in the County of Douglas, State of Nevada, described as follows:

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

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: 04/16/2012

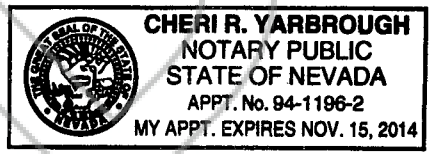


Ferol Ann Arnold
Ferol Ann Arnold

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

This instrument was acknowledged before me on April 16, 2012 by **Ferol Ann Arnold.**

Cheri R. Yarbrough
Notary Public
(My commission expires: 11-15-2014)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 16, 2012** under Escrow No. **143-2422286**.



EXHIBIT "A"

PARCEL 1:

LOT 116 IN BLOCK "B", AS SET FORTH ON THE MAP OF WINHAVEN, UNIT NO. 1, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 13, 1989 AS DOCUMENT NO. 194373.

PARCEL 2:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR PUBLIC ROAD WITH INCIDENTS THERE TO OVER AND ACROSS ALL THOSE CERTAIN NAMED STREETS LYING WITHIN THE INTERIOR BOUNDARY LINES OF THE HEREIN ABOVE MENTIONED SUBDIVISION.

PARCEL 3:

TOGETHER WITH AN APPURTENANT EXCLUSIVE ROADWAY EASEMENT AS GRANTED TO WESTERN NEVADA PROPERTIES, INC., A NEVADA CORPORATION, MORE PARTICULARLY DESCRIBED AS EXHIBIT 2 "80 FOOT EASEMENT" SET FORTH IN DEED OF EASEMENT RECORDED JULY 9, 1986, IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 691, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137313 AND RE-RECORDED JULY 10, 1986 IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 782, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137346. SAID EASEMENT IS FURTHER IMPOSED IN DEED OF PUBLIC EASEMENT RECORDED JULY 9, 1986 IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 697, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137314.

PARCEL 4:

AND FURTHER TOGETHER WITH A NON-EXCLUSIVE PUBLIC ROADWAY EASEMENT EXECUTED BY WESTERN NEVADA PROPERTIES, INC., A NEVADA CORPORATION, AS MORE FULLY SET FORTH IN DEED OF PUBLIC EASEMENT RECORDED JULY 9, 1986 IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 684, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137311.