

DOC # 0802094
05/09/2012 12:45 PM Deputy: PK
OFFICIAL RECORD
Requested By:
GEORGE KEELE

APN: 1320-32-601-015

The undersigned hereby affirm
that there is no
Social Security number
contained in this document.

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: 18.00
BK-0512 PG- 2019 RPTT: # 6



✓ WHEN RECORDED MAIL TO:
GEORGE M. KEELE, ESQ.
1692 County Road, #A
Minden, NV 89423

Mail tax statements to:
Robert M. Oxoby
1499 N. Highway 395
Gardnerville, NV 89410

R.P.T.T. #6

GRANT, BARGAIN AND SALE DEED

GRANT, BARGAIN AND SALE DEED


THIS INDENTURE WITNESSETH: That **ROBERT M. OXOBY and REBECCA S. OXOBY (now known as Rebecca Biado Sarceda), husband and wife as joint tenants**, hereinafter referred to as GRANTORS, in consideration of \$10.00 plus, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **ROBERT M. OXOBY, an unmarried man as his sole separate property**, hereinafter referred to as Grantee, and to the heirs and assigns of such GRANTEE forever, all that real property situated in the County of Washoe, State of Nevada, commonly known as 1495 Circle Drive, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

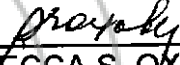
Per NRS 111.312, this legal description was previously recorded at Document #0581915, Book 0603, Page 16578, on June 30, 2003.

Together with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues and profits thereof.

Witness our hands this 8th day of May, 2012.



ROBERT M. OXOBY



REBECCA S. OXOBY, now known as
REBECCA BIADO SARCEDA

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 3d day of May, 2012, by ROBERT M. OXOBY.





Notary Public

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 8th day of May, 2012, by REBECCA S. OXOBY, now known as REBECCA BIADO SARCEDA.

Mary E Baldecchi
Notary Public

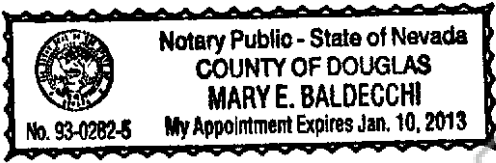


EXHIBIT A
LEGAL DESCRIPTION

COPY

1010-01-03
03/17/03

ADJUSTED A.P.N. 1320-32-601-013
LOT 1

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

Commencing at the East one-quarter (E $\frac{1}{4}$) corner of Section 32, Township 13 North, Range 20 East, M.D.M., as described in that Deed for Henry Seeman and Edith Hazel Seeman and C.C. Meneley and Helen S. Meneley, as recorded on August 22, 1946, in Book X, at Page 565 of Douglas County Records;

thence North 89°57' West, 303.00 feet to corner No. 1 as described in said Deed, Book X, at Page 565, the POINT OF BEGINNING;

thence continuing North 89°57' West, 324.00 feet;

thence North, 20.65 feet;

thence along a tangent curve to the left, having a delta angle of 11°30'17", radius of 620.00 feet and an arc length of 124.49 feet to the northeast corner of Lot 15, Block B, as shown on the map of Meneley Addition to the Town of Gardnerville, recorded on June 9, 1947, in Book 1 of Maps, as Document No. 4930;

thence radial to the preceding curve, North 78°29'43" East, 241.32 feet as described in that Deed for Charles Meneley and Helen S. Meneley and Vincent E. McGuire and Nancy L. McGuire, as recorded on March 3, 1953, in Book A-1, at Page 398 of Douglas County Records;

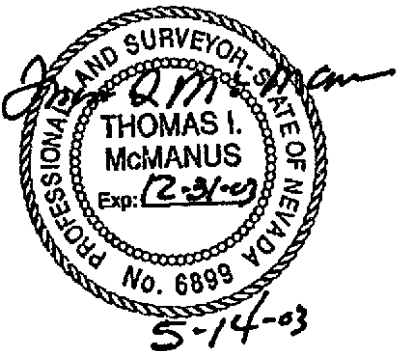
thence South 54°05' East, 123.48 feet to corner No. 22 as described in said Deed, Book X, at Page 565, and further described in that Deed for C.C. Meneley and Helen S. Meneley and Gene L. Scarselli and Eva L. Scarselli as recorded on June 15, 1959, in Book E-1, at Page 274 of Douglas County Records, a common line per both deeds;

thence South, 120.30 feet per said Deed, Book A-1, Page 565 to the POINT OF BEGINNING, containing 54,196 square feet, more or less.

The Basis of Bearing of this description is identical to that deed description for Henry Seeman and Edith Hazel Seeman and C.C. Meneley and Helen S. Meneley as recorded on August 22, 1946 in Book X, at Page 565 of Douglas County Records.

Note: Refer this description to your title company before incorporating into any legal document

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



0581915

BK 0603 PG 16579