

DOC # 802384
05/15/2012 12:01PM Deputy: AR
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-512 PG-3159 RPTT: EX#005



APN# : 1220-10-401-013
R.P.T.T. \$0.00 Exempt #5

Recording Requested By:
Western Title Company

When Recorded Mail To:
Gerald Koehler
2215 Manchester Road
San Leandro, CA
94578

Mail Tax Statements to: (deeds only)

(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

Anu Wright

Escrow Officer

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 JoAnn Koehler, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Gerald Koehler, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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: 04/26/2012



Grant, Bargain and Sale Deed – Page 2

JoAnn Koehler
JoAnn Koehler

STATE OF ~~NEVADA~~ California
COUNTY OF Alameda

} ss

This instrument was acknowledged before me on

04/27/2012

by JoAnn Koehler.

Vinod
Notary Public

VINOD KUMAR KHATRI
COMM. # 1863225
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Sep. 26, 2013



EXHIBIT "A"

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

That portion of Section 10, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada,

Commencing at the Southwest corner of said Section 10; thence North 0°15'00" East along the Westerly line of said Section, 328.81 feet to the True Point of Beginning; thence North 89°45'00" East, 645.53 feet; thence South 0°15'00" West parallel with the Westerly line of said Section, 329.37 feet to the Southerly line of said Section; thence South 89°48'00" West along said Southerly line, 385.77 feet to the beginning of a tangent curve concave to the Northeast and thence having a central angle of 87°57'00" and having a radius of 260.00 feet; thence Westerly, Northwesterly and Northerly along said curve 403.94 feet to the Westerly line of said Section 10; thence North 0°15'00" East along said Westerly line 69.04 feet to the True Point of Beginning.

Previous document recorded September 14, 2007, in Book 0907, Page 3084, as Document No. 709266, Official Records of Douglas County, Nevada.

Assessor's Parcel Number(s):
1220-10-401-013