

DOC # 802408  
05/15/2012 03:04PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-512 PG-3308 RPTT: 1638.00

A.P.N.: 1220-17-501-010  
File No: 143-2420246 (Rt)  
R.P.T.T.: \$1,638.00



When Recorded Mail To: Mail Tax Statements To:  
Marcus B. Tessier and Rebecca M. Tessier  
980 Rubio Way  
Gardnerville, NV 89460

**GRANT, BARGAIN and SALE DEED**

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

Ronald Charlebois and Linda Charlebois, husband and wife as community property with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Marcus B. Tessier and Rebecca M. Tessier, husband and wife as joint tenants with right of survivorship

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

**PARCEL 1:**

**A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., FURTHER DESCRIBED AS FOLLOWS:**

**PARCEL 3, AS SET FORTH ON THE PARCEL MAP FOR RAY AND PAULINE CHARLEBOIS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 9, 1989, IN BOOK 389, PAGE 1068, AS DOCUMENT NO. 197805.**

**PARCEL 2:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND FOR THE INSTALLATION OF MAINTENANCE OF UTILITY POLES AND LINES, AS GRANTED BY QUITCLAIM DEED OF RIGHT-OF-WAY RECORDED DECEMBER 30, 1986 IN BOOK 1286, PAGE 3591 AS INSTRUMENT NO. 147518 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

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: 02/13/2012

COPY



Ronald Charlebois  
 Ronald Charlebois  
Linda Charlebois  
 Linda Charlebois

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

This instrument was acknowledged before me on  
May 10 2012 by  
**Ronald Charlebois and Linda Charlebois.**

Cindy Locker  
 Notary Public  
 (My commission expires: 10-22-13)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/09/2012 under Escrow No. 143-2420246