

DOC # 803161  
05/30/2012 11:41AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$42.00  
BK-512 PG-6540 RPTT: EX#005

A.P.N.: 1419-26-410-010  
File No: 143-2425653 (Rt)  
R.P.T.T.: \$ 0



When Recorded Mail To: Mail Tax Statements To:

Paul Yturbide  
134 Old Foothill Rd  
Gardnerville, NV 89460

**GRANT, BARGAIN and SALE DEED**

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

Wendy Yturbide, wife of the grantee

do(es) hereby GRANT, BARGAIN and SELL to

Paul Yturbide, a married man as his sole and separate property

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

PARCEL 1:

LOT 9, BLOCK A, OF THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT, PD-0016/LDA 02-008 FOR CANYON CREEK MEADOWS, PHASE I, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON FEBRUARY 4, 2004, IN BOOK 0204, AT PAGE 4470, AS DOCUMENT NO. 604356.

PARCEL 2:

TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS:

AN EASEMENT FOR NON-EXCLUSIVE ACCESS PURPOSES WITH THE EASEMENT AREA, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "MASTER GRANT DEED" EXECUTED BY RONALD L. SIMEK, ETA!, RECORDED ON DECEMBER 31, 1996, AS DOCUMENT NO. 403934, IN BOOK 1296, PAGE 4911, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A NON-EXCLUSIVE 50 FOOT WIDE ACCESS EASEMENT, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AMENDMENT DEED", EXECUTED BY LITTLE MONDEAUX LIMOUSIN CORPORATION, RECORDED ON FEBRUARY 25, 1998, AS DOCUMENT NO. 433367, IN BOOK 298, PAGE 4658, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THAT CERTAIN REAL PROPERTY; AND THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE, AND REPLACEMENT OF ROADWAY IMPROVEMENTS WITHIN THE EASEMENT AREA, SUCH AS, WITHOUT LIMITATION, ASPHALT PAVING, CATTLE GUARD, AND SO FORTH, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF RELOCATABLE PRIVATE ACCESS EASEMENT (#0S6), EXECUTED BY RONALD L. SIMEK, RECORDED ON FEBRUARY 3, 2004, AS DOCUMENT NO. 603676, IN BOOK 0204, PAGE 862, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A 50 FOOT WIDE ACCESS, IRRIGATION, AND UTILITY EASEMENT, OVER AND ACROSS THOSE CERTAIN LANDS DESCRIBED IN DOCUMENT RECORDED ON FEBRUARY 3, 2004, IN BOOK 0204, PAGE 0954, AS DOCUMENT NO. 603680, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A 60 FOOT PRIVATE ACCESS, PRIVATE IRRIGATION, AND PUBLIC UTILITY EASEMENT, AS SET FORTH ON THE FINAL SUBDIVISION MAP ENTITLED CANYON CREEK MEADOWS PHASE I, ACCORDING TO THE PLAT THEREOF FILED ON FEBRUARY 11, 2004, IN BOOK 0204, PAGE 4470, AS DOCUMENT NO. 604356, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

ALSO TOGETHER WITH THE FOLLOWING RESERVATIONS, EASEMENTS AND COVENANTS FOR THE BENEFIT OF PARCEL I, HEREIN:

RESERVATIONS PURSUANT TO DOCUMENT ENTITLED "ENTRY RESERVATION MEMORANDUM FOR PARCEL 14", RECORDED MARCH 31, 2005, IN BOOK 0305, PAGE 14360, AS DOCUMENT NO. 640525, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "ANCILLARY EASEMENTS MEMORANDUM", RECORDED MARCH 31, 2005, IN BOOK 0305, PAGE 14366, AS DOCUMENT NO. 640526, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

COVENANTS PURSUANT TO DOCUMENT ENTITLED "PARCEL 10 MEMORANDUM", RECORDED MARCH 31, 2005, IN BOOK 0305, PAGE 14373, AS DOCUMENT NO. 640527, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

COVENANTS PURSUANT TO DOCUMENT ENTITLED "TC PARCELS MEMORANDUM", RECORDED MARCH 31, 2005, IN BOOK 0305, PAGE 14381, AS DOCUMENT NO. 640528, OFFICIAL RECORDS AND AMENDED BY DOCUMENT RECORDED MARCH 31, 2005, IN BOOK 0305, PAGE 14388, AS DOCUMENT NO. 640529, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENT", RECORDED MAY 1, 2006, IN BOOK 0506, PAGE 168, AS DOCUMENT NO. 673811, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

COVENANTS PURSUANT TO DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT", RECORDED MAY 1, 2006, IN BOOK 0506, PAGE 333, AS DOCUMENT NO. 673834, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006, IN BOOK 0506, PAGE 347, AS DOCUMENT NO. 673835, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006, IN BOOK 0506, PAGE 377, AS DOCUMENT NO. 673836, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "RECIPROCAL PARKING AND ACCESS EASEMENT AGREEMENT", RECORDED JULY 24, 2006, IN BOOK 0706, PAGE 8118, AS DOCUMENT NO. 680413, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA;

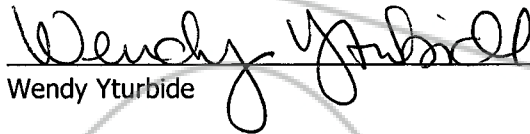
EASEMENT PURSUANT TO DOCUMENT ENTITLED "GRANT OF MAILBOX CLUSTER EASEMENT",  
RECORDED DECEMBER 1, 2006, IN BOOK 1206, PAGE 66, AS DOCUMENT NO. 689800, OFFICIAL  
RECORDS, DOUGLAS COUNTY, NEVADA.

Subject to

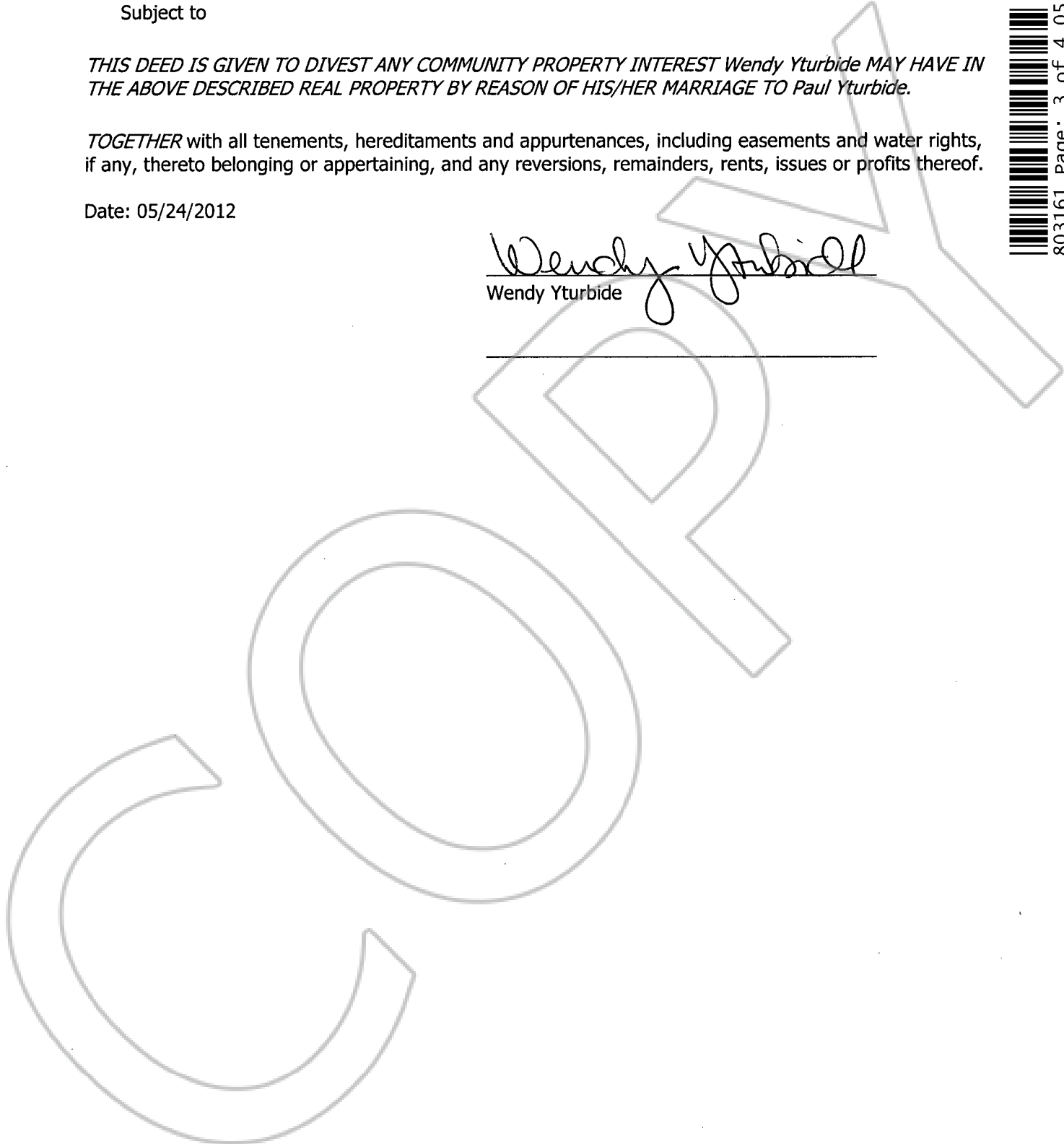
*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Wendy Yturbide MAY HAVE IN  
THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Paul Yturbide.*

*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: 05/24/2012

  
Wendy Yturbide

BK 512  
PG-6542  
803161 Page: 3 of 4 05/30/2012





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

This instrument was acknowledged before me on

5/24/12 by

Wendy Yturbide

*Rishele L. Thompson*

Notary Public

(My commission expires: 4/10/15 )

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-5 - Expires April 10, 2015

