

DOC # 804928
06/29/2012 12:26PM Deputy: PK
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-612 PG-7052 RPTT: 5460.00



A.P.N. 1320-34-001-030
RPTT: \$5,460.00
Recordation requested by:
Maupin, Cox & LeGoy

When recorded return Deed and mail
future property tax statements to:
Francis V. Pesenti and
Pamela B. Pesenti
1583 Orchard Road
Gardnerville, NV 89410

24249795C /

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons per N.R.S. 239B.030.
Shane Cheechon, Escrow officer
Signature of Declarant or Agent

GRANT, BARGAIN AND SALE DEED

For value received, John R. Annett and Linda R. Annett, as Co-Trustees, under the Annett Family Revocable Living Trust dated June 10, 1992, as "Grantors," hereby grant, bargain and sell to Pamela B. Pesenti, a married woman as her sole and separate property, as "Grantee", the real property situate in Gardnerville, Douglas County, State of Nevada, more particularly described Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is subject to the following liens and encumbrances:

1. The lien of real property taxes and assessments for the fiscal year July 1, 2012, through June 30, 2013.
2. Covenants, conditions, restrictions, reservations, easements, rights-of-way, and other interests of record.

Together with all water and water rights, surface or underground, of whatever kind or character, whether vested, permitted, certificated, decreed or adjudicated, and all ditch and ditch rights, including all ditch company stock or interests, and the right to change the point of diversion and the place and manner of use thereof; and all minerals and mineral rights, of whatever kind or character.



This conveyance further includes all improvements located on the above described property and all tenements, hereditaments, and appurtenances of the above-described property, and the rents, issues and profits thereof.

Dated this 27th day of June, 2012.

Annett Family Revocable Living Trust

By John R. Annett
John R. Annett, Co-Trustee
co-trustee

By Linda R. Annett
Linda R. Annett, Co-Trustee
co-trustee

STATE OF NEVADA, *ss.*
COUNTY OF Douglas)

This Grant, Bargain and Sale Deed was acknowledged before me on 6/27/2012, 2012, by John R. Annett and Linda R. Annett, as Co-Trustees of the Annett Family Revocable Living Trust.

 **SUZANNE CHEECHOV**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-36456-5 - Expires May 12, 2015

Suzanne Cheechov
Notary Public



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 PER THE PARCEL MAP FOR JENSEN FILED FOR RECORD JANUARY 28, 1999 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 459736;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89°24'19" EAST, 1029.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ADJUSTED PARCEL 2 PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361;

THENCE ALONG THE BOUNDARY OF SAID ADJUSTED PARCEL 2, THE FOLLOWING COURSES:

SOUTH 89°24'19" EAST, 1009.57 FEET;
SOUTH 03°54'02" WEST, 144.64 FEET;
SOUTH 02°25'26" WEST, 189.17 FEET;
SOUTH 09°02'22" WEST, 44.55 FEET;
SOUTH 11°22'38" EAST, 72.73 FEET;

THENCE LEAVING SAID BOUNDARY OF ADJUSTED PARCEL 2, SOUTH 78°37'22" WEST, 106.79 FEET;

THENCE NORTH 84°18'57" WEST, 457.13 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1850.00 FEET, CENTRAL ANGLE OF 05°05'22" AND ARC LENGTH OF 164.33 FEET;

THENCE NORTH 89°24'19" WEST, 284.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89°24'19" WEST, 1029.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;

THENCE NORTH 01°14'18" EAST, 423.02 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°24'19" WEST, THE SOUTHERLY LINE OF ADJUSTED PARCELS 1 & 2 PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 30, 2011, IN BOOK 0611, PAGE 6525, AS INSTRUMENT NO. 0785790.

A.P.N. 1320-34-001-030