

DOC # 806361
07/24/2012 03:53PM Deputy: SG
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-712 PG-5987 RPTT: 20572.50



APN#: 1418-27-210-016 and 1418-27-210-018

DDT \$ 20,572.50

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 051287-ARW

When Recorded Mail To:

The Bently Family Limited
partnership
P.O. 157
Minden NV 89423

Mail Tax Statements to: (deeds only)

Same as Above

(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 Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



WHEN RECORDED MAIL ORIGINAL
DEED AND TAX STATEMENTS TO:
The Bently Family Limited Partnership
Post Office Box 157
Minden, Nevada 89423

APN 1418-27-210-016
APN 1418-27-210-018

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, 1438 Pittman Terrace, LLC, a Nevada limited liability company, ("Grantor"), does hereby GRANT, BARGAIN and SELL to The Bently Family Limited Partnership, a Nevada limited partnership, ("Grantee"), whose address is Post Office Box 157, Minden, Nevada 89423, the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

LOTS 16 AND 17 OF SUBDIVISION NO. 1, CAVEROCK COVE, LTD., ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 26, 1936, AS DOCUMENT 3331.

PARCEL 2:

THOSE CERTAIN STRIPS OF LAND BETWEEN THE NORTHWESTERLY END LINE OF EACH LOT, OR PORTIONS OF LOTS 16 AND 17, SET FORTH IN PARCEL 1 ABOVE, AND THE LOW WATER LINE OF LAKE TAHOE, AND LYING BETWEEN THE SIDE LINES OF EACH OF SAID LOTS, OR PORTIONS OF SAID LOTS, EXTENDED TO THE LOW WATER LINE OF LAKE TAHOE. EXCEPT ANY PORTION OF SAID LANDS BELOW THE LOW WATER ELEVATION OF 6,223 FEET, LAKE TAHOE DATUM.

PARCEL 3:

ALSO THAT PORTION OF PITTMAN TERRACE AS DELINEATED ON THE MAP OF SAID CAVEROCK COVE, LTD., AND PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

ALL THAT PORTION OF PITTMAN TERRACE RUNNING SOUTHWESTERLY FROM THE LINE CONNECTING THE SOUTHWEST CORNER OF LOT 25, WITH THE ANGLE FRONT OF ROAD LYING ON EAST LINE OF LOT 11, TO THE SOUTH BOUNDARY OF SAID



SUBDIVISION, BEING A ROAD LENGTH OF APPROXIMATELY 279 FEET LONG AND 30 FEET WIDE.

EXCEPT THEREFROM THAT CERTAIN PARCEL CONVEYED TO THE TAHOE-DOUGLAS DISTRICT IN A DEED RECORDED ON AUGUST 14, 1974, IN BOOK 874, AT PAGE 428, AS DOCUMENT 74758 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WHOLLY WITHIN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B & M., BEING A PORTION OF LOTS 16, 17 AND PITTMAN TERRACE AS ABANDONED AND DELINEATED ON THE MAP OF CAVEROCK COVE, LTD., TRACT, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST PROPERTY CORNER OF SAID LOT 17; THENCE ALONG THE SOUTH LINE OF LOT 17, EAST 12.51 FEET; THENCE NORTH 39°20'59" EAST, 6.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°20'59" EAST, 11.76 FEET; THENCE NORTH 59°59'00" EAST, 43.67 FEET; THENCE NORTH 30°01'00" WEST 14.00 FEET; THENCE SOUTH 73°17'55" WEST, 39.05 FEET; THENCE SOUTH 59°59'00" WEST, 16.67 FEET; THENCE SOUTH 30°01'00" EAST, 27.14 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS ALL THAT PORTION OF PITTMAN TERRACE DESCRIBED IN PARCEL 3 LEGAL DESCRIPTION HEREINABOVE.

The above metes and bounds description appeared previously in that certain document recorded on January 6, 2004, in Book 104, at Page 1061, as Document 601279, Official Records.

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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.



DATED this 23rd day of July, 2012.

GRANTOR:

1438 PITTMAN TERRACE, LLC,
a Nevada limited liability company

By: *Selvin Passen, M.D.*
SELVIN PASSEN, M.D.
Its Manager

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 23, 2012,
by Selvin Passen.

WITNESS my hand and official seal.

Pat Gannon
NOTARY PUBLIC

