

APN#: 1319-03-811-013
RPTT: \$0.00 Exempt #7

Recording Requested By:
Western Title Company
Escrow No.: 048086-ARW
When Recorded Mail To:
Tracy H. Sells
Carla Marie Sells
P.O. Box 133
Genoa, NV 89411

DOC # 807527
08/16/2012 09:36AM Deputy: AR
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-812 PG-3812 RPTT: EX#007



Mail Tax Statements to: (deeds only)
Same as Above

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 Tracy H. Sells Trustee

Grant, Bargain, and Sale Deed

THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

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

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

Tracy H. Sells and Carla M. Sells, Husband and Wife as Joint Tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Tracy H. Sells and Carla Marie Sells, Trustees of The Sells Family 2006 Trust dated November 28, 2006

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/10/2012



Grant, Bargain and Sale Deed – Page 2

Tracy H. Sells
Tracy H. Sells

Carla M. Sells
Carla M. Sells

STATE OF NEVADA

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
August 14, 2012.

by Tracy H. Sells and Carla M. Sells.

Anu Wright
Notary Public

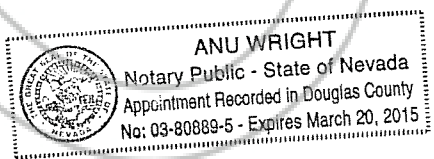




EXHIBIT "A"

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

PARCEL 1:

Unit 13, Block A, as set forth on the plat of GENOA LAKES, PHASE 2, filed for record in the office of the Douglas County Recorder, State of Nevada on June 2, 1994 in Book 694, Page 202, as Document No. 338683.

PARCEL 2:

An exclusive use and landscape easement described as follows:

COMMENCING at the southwesterly corner of Unit 6 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears North 36°45'52" West, 158.47 feet from tie point 'D' as shown on the Genoa Lakes Phase 2 Final Map; thence North 07°54'02" West, along the westerly line of said Unit 6, 56.33 feet to the true point of beginning; thence North 07°54'02" West, 33.67 feet; thence North 86°58'59" East, 52.86 feet; thence South 70°57'47" East, 46.98 feet; thence South 18°36'27" West, 55.00 feet; thence South 82°05'58" West, 15.00 feet to a point on the easterly line of Unit 6 being amended to the typical house plan 3 as shown on said Genoa Lake Phase 2 Final Map; thence along the easterly and northerly boundary lines of said amended Unit 6 the following 8 courses:

- 1st: North 07°54'02" West, 63.00 feet; thence
- 2nd: South 82°05'58" West, 2.33 feet; thence
- 3rd: North 07°54'02" West, 2.00 feet; thence
- 4th: South 82°05'58" West, 12.50 feet; thence
- 5th: South 07°54'02" East, 2.00 feet; thence
- 6th: South 82°05'58" West, 2.33 feet; thence
- 7th: South 07°54'02" East, 21.67 feet; thence
- 8th: South 82°05'58" West, 37.85 feet to the true point of beginning.

Reference is made to NRS 107, et seq. Deed recorded April 30, 2003, as Document No. 575145, Official Records.

Assessor's Parcel Number(s):
1319-03-811-013