



APN: 1022-14-001-027

R.P.T.T. \$216.45

File No: 3017895

When Recorded Mail To and  
Mail Tax Statements To:  
JEFF ABEL  
4721 QUARRY CT  
PLACERVILLE, CA 95667

## GRANT, BARGAIN AND SALE DEED

For a valuable consideration, receipt of which is hereby acknowledged,

**Federal National Mortgage Association**

does hereby Grant, Bargain, Sell and Convey to

**JEFF ABEL, A MARRIED MAN**

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN **\$66,150.00** FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THEN **\$66,150.00** FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE.

THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYED AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

All that certain parcel of land situate in the County of **Douglas**, State of Nevada, more particularly described as follows:

All that certain parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

### PARCEL 1:

Commencing at North quarter corner of said Section 14; thence South 89° 51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13° 00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line North 76° 59' 15" East 446.10 feet to its intersection with the North line of said Section 14; thence South 89° 51' East along the North line of said Section 14 a distance of 1388.68 feet to the Northeast corner of said Section 14; thence South 06° 35' 24" West along the East line of said Section 14 a distance of 101.97 feet to a point on the center line of a 60 foot roadway easement known as Rosier Way; thence along said roadway easement the following courses and distances; on a curve to the left the tangent of which bears South 82° 42' 05" West having a radius



of 500 feet through a central angle of  $6^{\circ} 08' 05''$  for an arc distance of 53.54 feet; South  $76^{\circ} 34'$  West 1706.97 feet to its intersection with centerline of a 60 foot roadway easement known as Kyle Drive; thence along the centerline of said roadway easement the following courses and distances; on a curve to the right the tangent of which bears North  $20^{\circ} 04' 13''$  West having a radius of 500 feet through a central angle of  $07^{\circ} 04' 13''$  for an arc distance of 61.70 feet to a point; thence North  $13^{\circ} 00'$  West a distance of 360.80 feet to the true point of beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described parcel shown as parcel 2.

RESERVING HOWEVER unto the grantor and to its successors and assigns a nonexclusive easement for roadway and utility purposes and to provide access to State Route No. 3, and right to convey said easements to others, said easement being the Southerly and Westerly 30 feet measured at right angles to an parallel with the Southerly and Westerly line of the hereinabove conveyed parcel.

PARCEL 2:

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B. & M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of an appurtenant to the property conveyed herinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South  $89^{\circ} 51'$  East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South  $13^{\circ} 00'$  East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South  $13^{\circ} 00'$  East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $22^{\circ} 30' 00''$  for an arc distance of 196.35 feet; thence South  $35^{\circ} 30'$  East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $29^{\circ} 15'$  for an arc distance of 255.25 feet; thence South  $64^{\circ} 45'$  East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $49^{\circ} 29' 15''$  for an arc distance of 431.86 feet; thence North  $65^{\circ} 45' 45''$  East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of  $16^{\circ} 40' 22''$  for an arc distance of 145.50 feet; thence North  $49^{\circ} 05' 23''$  East a distance of 1161.73 feet to the true point of ending.



ALSO

Commencing at North quarter corner of said Section 14; thence South 89° 41' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13° 00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3; thence South 13° 00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07° 04' 13" for an arc distance of 61.70 feet to the true point of beginning; thence North 76° 34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28° 59' 00" for an arc distance of 129.23 feet; thence South 74° 27' East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Dr.

**Commonly known as: 4201 KYLE DR, WELLINGTON, NV 89444-9336**

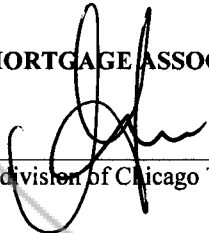
**Tax/Parcel ID: 1022-14-001-027**

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, if any.

Dated: August 10, 2012

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

By:   
ServiceLink, a division of Chicago Title Insurance Company, as Power of Attorney  
GLADYS FRANCO



State of California )

County of Orange )

On AUGUST 14, 2012 before me, M. Giannicchi, a Notary  
Public in and for said State, personally appeared,

Gladys Franco

\_\_\_\_\_, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her  
their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the  
entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

Signature M. Giannicchi

My Commission Expires: Nov. 24, 2015

