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A.P. No. 1219-36-001-005

R.P.T.T. Exemption 3

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0812 PG- 7065 RPIT: # 3

AND WHEN RECORDED MAIL TO  
James T. McPhail & Kristin M. McPhail

640 Glenside Drive

Lafayette, California 94549



MAIL TAX STATEMENTS TO SAME ADDRESS ABOVE

**GRANT, BARGAIN, and SALE DEED**

For a Valuable Consideration, receipt of which is hereby acknowledged,

James T. McPhail and Kristin M. McPhail, husband and wife as joint tenants with right of survivorship

do (es) hereby GRANT, BARGAIN, and SELL to

James T. McPhail and Kristin, husband and wife as community property

the real property situate in County of Douglas, State of Nevada, legal description "Exhibit A" attached hereto and incorporated by reference herein.

Dated: 8/6/12

James T. McPhail

Kristin M. McPhail

Correction Deed Recorded 07/03/12 to correct name of Kristin McPhail.

**"EXHIBIT A"****Parcel 1:**

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE NORTH ¼ OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 19, EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 2-A AND 2-B AS SHOWN ON PARCEL MAP#3 FOR MARJORIE WEBSTER WILLIAMS TRUST, DOROTHY LUNDBLAD TRUST, ALBERTA LEWALLEN TRUST, FILED FOR RECORD IN BOOK 1294 AT PAGE 4378 AS DOCUMENT NUMBER 353450, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 2-B AS SHOWN ON THE AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2-B NORTH 48°37'37" WEST A DISTANCE OF 1,209.16 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 08°20'00" EAST A DISTANCE OF 842.43 FEET TO A POINT ON THE WESTERLY LINE OF AFORESAID PARCEL 2-A; THENCE SOUTH 48°15'25" EAST A DISTANCE OF 1,153.60 FEET TO A POINT ON THE EAST LINE OF AFORESAID PARCEL 2-B; THENCE ALONG SAID EAST LINE SOUTH 04°59'16" WEST A DISTANCE OF 867.97 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 20, 1997, IN BOOK 0597 PAGE 3248, AS INSTRUMENT NO. 412911.

**Parcel 2:**

AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND EQUESTRIAN OVER THE EASTERLY 25 FEET OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE DOCUMENT RECORDED MAY 3, 1996 IN BOOK 0596 PAGE 674 AS DOCUMENT NO. 387017.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

Date: 01/03/2005

APN No. 1219-36-001-005

**ACKNOWLEDGMENT**

State of California )

)

County of Contra Costa )

On August 20, 2012, before me, Lisa Roberts, a notary public, personally appeared James T. McPhail and Kristin M. McPhail, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

Lisa Roberts

(Notary Signature)

(Seal)



Mail tax statements to: same address as above  
A.P. No. 1219-36-001-005