

Doc Number: **0811735**

10/29/2012 11:51 AM

OFFICIAL RECORDS

Requested By:
MAUPIN COX & LEGOY

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 6 Fee: \$ 19.00
Bk: 1012 Pg: 7572 RPTT # 7



Deputy: 59

APN's 1320-30-802-010;
1320-30-802-014; 1320-30-802-015

Recordation requested by:
Maupin, Cox & LeGoy

✓ After recordation, return Deed and mail future property tax statements to the following address of the Grantee:
Mary Lee Parker Bacon, Co-Trustee
Edward Ford Bacon, Co-Trustee
Katherine Bacon, Co-Trustee
1675 Foothill Road
Gardnerville, NV 89460

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.


Signature of Declarant or Agent

GRANT DEED

Without consideration, Mary Lee Parker Bacon, Edward Ford Bacon, and Katherine Bacon, as Co-Trustees of the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992 ("Grantor"), hereby grant, bargain and sell to Mary Lee Parker Bacon, Edward Ford Bacon, and Katherine Bacon, as Co-Trustees of the Nonexempt Decedent's Trust under The Milton E. Bacon, Jr. 1992 Trust Agreement (As Restated) dated April 26, 2007 ("Grantee"), the parcels of real property located in the County of Douglas, State of Nevada, described on Exhibit A attached hereto and incorporated herein by reference.

This conveyance is subject to the following liens and encumbrances:

1. The lien of general and special real property taxes and assessments for the fiscal year July 1, 2012 through June 30, 2013.
2. Covenants, conditions, encroachments, laws, zoning ordinances, restrictions, easements, and rights-of-way of record, if any, which are applicable to the real property.

This conveyance includes any and all water and water rights, ditch and ditch rights, reservoir and reservoir rights, minerals and mineral rights, development rights, grazing permits, and storage rights appurtenant to the real property, the other tenements, hereditaments, and appurtenances of the real property, and the rents, issues, and profits thereof.

Dated this 8th day of September, 2012.

Milton E. Bacon, Jr. 1992 Trust

By Mary Lee Parker Bacon, Co-Trustee
Mary Lee Parker Bacon, Co-Trustee

By [Signature] Co-Trustee
Edward Ford Bacon, Co-Trustee

By [Signature]
Katherine Bacon, Co-Trustee

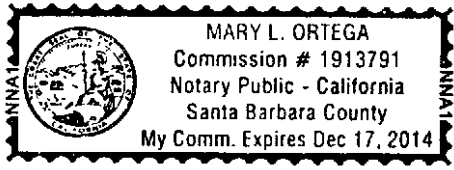
STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA BARBARA)

On Sept. 8, 2012, before me, Mary L. Ortega Notary Public, personally appeared Mary Lee Parker Bacon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

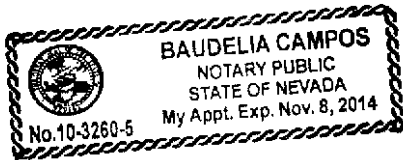
WITNESS my hand and official seal.

Signature [Signature] (Seal)



STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This Grant Deed was acknowledged before me on Sep. 25, 2012, by Edward Ford Bacon.



[Handwritten Signature]
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF Los Angeles)

On September 12, 2012, before me, Susan M. Dymond, a Notary Public, personally appeared Katherine Bacon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 *[Handwritten Signature]* (Seal)

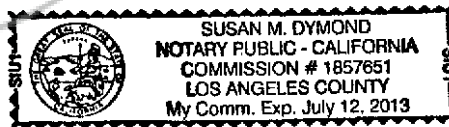


EXHIBIT A

All that certain lot, piece, or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A Parcel of land situated lying and being within a portion of the Southeast Quarter of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows, to wit:

Commencing at the East Quarter Section corner of Section 32, in said Township and Range, proceed thence North 62°56'58" West, a distance of 6585.57 feet, to the True Point of Beginning; said point being further described as the Southwesterly corner of the parcel of land conveyed to William A. Muller, et ux, by Deed recorded August 8, 1958 in Book D-1, Page 436, Douglas County, Nevada, records and lies on the North-easterly Right-of-Way line of County Road; thence North 63°25'00" West, a distance of 459.23 feet, along said Right-of-Way line to a point; said point being the most Southerly corner of the parcel of land conveyed to Alpine View Estates, Inc., A Nevada Corporation, by Deed recorded December 20, 1973 in Book 1273, Page 501, Document No. 70778, Official Records of Douglas County, Nevada; thence North 26°35'00" East, a distance of 200.00 feet to a point; thence South 63°25'00" East, a distance of 459.23 feet to a point; said point being the South-easterly corner of the parcel of land conveyed to Alpine View Estates, Inc., A Nevada corporation; thence South 26°35'00" West a distance of 200.00 feet to the Point of Beginning.

A.P.N. 1320-03-802-010

Per NRS 111.312, this legal description was taken from the Quitclaim Deed recorded on March 22, 1993, as Document No. 302506, in Book 393, Page 4174 of Official Records of Douglas County, Nevada.

All that certain lot, piece or parcel of land situate, lying and being in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, T. 13 N., R. 20 E., M.D.B. & M., situate in the County of Douglas, State of Nevada, and bounded and described as follows, to-wit:

Beginning at a point on the westerly side of Tenth Street in the Town of Minden, Douglas County, Nevada, which point bears S. 26° 35' W., a distance of 593 feet from the point of intersection of the southwesterly right of way line for Nevada State Highway Route 3 (U.S. 395) and the westerly side of said Tenth Street; thence S. 26° 35' W., continuing along said westerly side of Tenth Street a distance of 97.0 feet to a point; thence N. 63° 25' W., a distance of 195.0 feet to a point on a fence line; thence N. 26° 35' E., along said fence line a distance of 97.0 feet to a point on a fence line; thence S. 63° 25' E., a distance of 195.0 feet to the point of beginning; said parcel of land containing an area of 0.434 of an acre, more or less, and being the northerly 97 feet of those certain parcels of land conveyed to Harry A. Winkelman and Emma Winkelman by deeds dated March 22, 1943, and March 26, 1958, recorded under File Numbers 140 and 13042, respectively, Records of Douglas County.

PROVIDED, HOWEVER, that Grantee shall not have the right to build or erect any building or structure upon a strip of land ten (10) feet in width along the southwesterly side of the above parcel extending 146 feet northwesterly from the northwesterly line of Tenth Street, Town of Minden, Nevada.

A.P.N. 1320-03-802-014

Per NRS 111.312, this legal description was taken from the Quitclaim Deed recorded on March 22, 1993, as Document No. 302508, in Book 393, Page 4180 of Official Records of Douglas County, Nevada.

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A portion of the South one-half (S1/2) of the Southeast one-quarter (SE1/4) and the Northeast one-quarter (NE1/4) of the Southeast one-quarter (SE1/4) of Section 30, Township 13 North, Range 20 East, M.D.B. & M.

Beginning at the point on the Southwesterly 30 foot right of way line of U.S. Highway 395, which bears North 63°25' West along said right of way line a distance of 250.00 feet from the West limits of the Town of Minden, Nevada, said place of beginning being further described as bearing North 55°35'18" West a distance of 6400.65 feet from the East quarter corner of Section 32, Township 13 North, Range 20 East, M.D.B. & M.;

Thence South 26°35' west along a fence line a distance of 368 feet to a fence corner;

Thence South 63°25' East along a fence line a distance of 56.4 feet TO THE TRUE POINT OF BEGINNING;

Thence South 63°25' East a distance of 193.6 feet to a point on the Westerly side of Tenth Street of the Town of Minden, Nevada;

Thence South 26°35' West along the Westerly side of Tenth Street, a distance of 225 feet to a point;

Thence North 63°25' West, a distance of 193.6 feet to a point;

Thence North 26°35' East a distance of 225 feet TO THE POINT OF BEGINNING

APN: 1320-30-802-015

Per NRS 111.312, this legal description was taken from the Grant, Bargain and Sale Deed recorded on March 17, 2008, as Document No. 0719653, in Book 308, Page 3491 of Official Records of Douglas County, Nevada.