

Doc Number: **0811953**

10/31/2012 09:18 AM

OFFICIAL RECORDS

Requested By:

LAW OFFICES OF R STEPHEN DOAN

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00

Bk: 1012 Pg: 8472 RPT # 7



Deputy: ar

**Recording Requested by and
When Recorded Return to:**

✓ R. Stephen Doan, Esq.
6411 Seabryn Drive
Rancho Palos Verdes, California
90275-4755

Mail Tax Statements To:

The Courtland Group, Inc., Trustee
1005 Terminal Way, Suite 100
Reno, Nevada 89502

A.P.N. 1320-34-001-030

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Pamela B. Pesenti, a married woman as her sole and separate property, does hereby GRANT, BARGAIN, and SELL to The Courtland Group, Inc., a Nevada corporation, as Trustee of The Pesenti Personal Residence Trust, dated August 29, 2012, whose address is 1005 Terminal Way, Suite 100, Reno, Nevada 89502, the real property situate in the Gardnerville, Douglas County, State of Nevada, more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is subject to covenants, conditions, restrictions, reservations, easements, rights-of-way, and other interests of record.

Together with all water and water rights, surface or underground, of whatever kind or character, whether vested, permitted, certificated, decreed or adjudicated, and all ditch and ditch rights, including all ditch company stock or interests, and the right to change the point of diversion and the place and manner of use thereof; and all minerals and mineral rights, of whatever kind or character.

This conveyance further includes all improvements located on the above described property, and all tenements, hereditaments, and appurtenances of the above-described property, and the rents, issues and profits thereof.

Dated: August 29, 2012


Pamela B. Pesenti

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

On August 29th, 2012, before me, David W Terry (here insert name and title of officer), personally appeared Pamela B. Pesenti, 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.

[SEAL]



David W Terry
Notary Public in and for said
County and State

EXHIBIT 'A'

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 PER THE PARCEL MAP FOR JENSEN FILED FOR RECORD JANUARY 28, 1999 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 459736;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1, SOUTH 89°24'19" EAST, 1029.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF ADJUSTED PARCEL 2 PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361;

THENCE ALONG THE BOUNDARY OF SAID ADJUSTED PARCEL 2, THE FOLLOWING COURSES:

**SOUTH 89°24'19" EAST, 1009.57 FEET;
SOUTH 03°54'02" WEST, 144.64 FEET;
SOUTH 02°25'26" WEST, 189.17 FEET;
SOUTH 09°02'22" WEST, 44.55 FEET;
SOUTH 11°22'38" EAST, 72.73 FEET;**

**THENCE LEAVING SAID BOUNDARY OF ADJUSTED PARCEL 2, SOUTH 78°37'22" WEST, 106.79 FEET;
THENCE NORTH 84°18'57" WEST, 457.13 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1850.00 FEET, CENTRAL ANGLE OF 05°05'22" AND ARC LENGTH OF 164.33 FEET;
THENCE NORTH 89°24'19" WEST, 284.57 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, NORTH 89°24'19" WEST, 1029.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1;
THENCE NORTH 01°14'18" EAST, 423.02 FEET TO THE POINT OF BEGINNING.**

THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°24'19" WEST, THE SOUTHERLY LINE OF ADJUSTED PARCELS 1 & 2 PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 30, 2011, IN BOOK 0611, PAGE 6525, AS INSTRUMENT NO. 0785790.

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