

DOC # 815272
12/28/2012 10:26AM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title State
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1212 PG-7579 RPTT: 3510.00

A.P.N.: 1318-15-703-002
File No: 141-2437124 (NMP)
R.P.T.T.: \$3,510.00 C



When Recorded Mail To: Mail Tax Statements To:
Scott M. Forvilly
238 Laura Springs Circle
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

H & F Investments, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

Scott M. Forvilly, a married man as his sole and separate property

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE SOUTH ONE-HALF OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN TANGENT ON MCFAL WAY WHICH BEARS NORTH 59°27'00" WEST, A DISTANCE OF 308.16 FEET AS SHOWN ON THAT CERTAIN MAP ENTITLED, "ROUND HILL VILLAGE UNIT NO. 1" FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 21, 1965 AS DOCUMENT NO. 27741; THENCE SOUTH 30°33'00" WEST, 30.00 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY OF SAID MCFAL WAY; THENCE NORTH 59°27'00" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 180.50 FEET TO A POINT IN SAID RIGHT OF WAY LINE WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 59°27'00" WEST, 127.66 FEET TO A POINT; THENCE CONTINUING FURTHER ALONG SAID RIGHT OF WAY LINE AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 16°40'00", AN ARC DISTANCE OF 66.90 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 1°59'07" EAST, 183.31 FEET TO A POINT IN THE NORTHERLY PROPERTY LINE OF ROUND HILL VILLAGE SHOPPING CENTER; THENCE FOLLOWING SAID PROPERTY LINE NORTH 69°00'00" EAST, 165.00 FEET; THENCE DEPARTING SAID PROPERTY LINE NORTH 4°46'50" EAST, 17.40 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF MCFAL WAY, AND THE POINT OF BEGINNING.



EXCEPT THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO MILTON MANOUKIAN, ET AL IN DEED RECORDED MARCH 7, 1983, BOOK 383, PAGE 390, DOCUMENT NO. 76747 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO MILTON MANOUKIAN AND LORRAINE MANOUKIAN, RECORDED AS DOCUMENT NO. 37271, BOOK 51, PAGE 575 ON JULY 25, 1967, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE SOUTH 1°59'07" EAST, 183.31 FEET ALONG THE PROPERTY LINE OF SAID PARCEL; THENCE ALONG THE PROPERTY LINE OF SAID PARCEL NORTH 69°00'00" EAST, 45.48 FEET; THENCE NORTH 1°59'07" WEST, 129.80 FEET TO A POINT ON A 230.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 32°46'05" EAST, SAID CURVE BEING ALSO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MCFAUL WAY; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°26'55", AN ARC DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 3, 2002 IN BOOK 502, PAGE 1246 AS DOCUMENT NO. 541418 OF OFFICIAL RECORDS.

Subject to

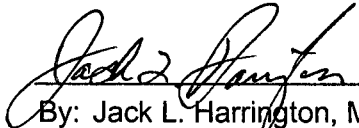
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 11/13/2012

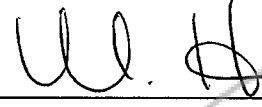


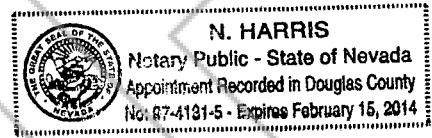
H & F Investments, a Nevada limited liability company


By: Jack L. Harrington, Managing Member

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on December 21, 2012 by ~~H & F Investments, a Nevada limited liability company~~ Jack L. Harrington


Notary Public
(My commission expires: 2/15/14)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 13, 2012** under Escrow No. **141-2437124**.