

DOC # 815376
12/31/2012 09:56AM Deputy: GB
OFFICIAL RECORD
Requested By:
First American Title Minder
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1212 PG-8043 RPTT: 717.60



A.P. No. 1219-03-002-023
Escrow No. 143-2435716-Rt/VT
R.P.T.T. \$717.60

WHEN RECORDED RETURN TO:

Ruins to Riches, LLC
Post Office Box 119
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

Post Office Box 119
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Fred R. Coons, Jr. and Mary Jo Coons, husband and wife, as joint tenants with right of survivorship

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

Ruins to Riches, LLC, a Nevada limited liability company

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

A PARCEL OF LAND, LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 3, T. 12 N., R. 19 E., M.D.B. & M., DOUGLAS COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, PROCEED N 0°12'19" ., 875.70 FEET ALONG THE SECTION LINE, AND N. 89°57' E., 284.33 FEET, TO THE TRUE POINT OF BEGINNING. SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO KEITH ERWIN SCHUMACHER, ET UX, RECORDED DECEMBER 20, 1972, BOOK 1272, PAGE 520, FILE NO. 63398, OFFICIAL RECORDS; THENCE N. 14°06'26" E., 184.63 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF THE CUL-DE-SAC OF A PUBLIC ROAD, AROUND A NON-TANGENT CURVE TO THE LEFT, HAVING A BEGINNING TANGENT BEARING OF EAST, A RADIUS OF 45 FEET, A CENTRAL ANGLE OF 40°32'57" A LENGTH OF 31.85 FEET, AND AN END TANGENT OF N. 49°27'01" EAST; THENCE S. 74°17'54" E., 216.05 FEET, ALONG THE SOUTHERLY BOUNDARY OF A FIFTY FOOT WIDE PUBLIC ROAD; THENCE, CONTINUING SOUTHEASTERLY ALONG SAID PUBLIC ROAD, BOUNDARY, AROUND A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°07'54" AND A LENGTH OF 29.72 FEET; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF FIFTY FOOT WIDE PUBLIC ROAD, UNOFFICIALLY KNOWN AS "SIERRA SHADOWS DRIVE," AROUND A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°40'34" A RADIUS OF 275 FEET, AND A LENGTH OF 108.84 FEET TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE S. 89°57" W. 247.42 FEET, TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 17, 1988, IN BOOK 1188, PAGE 2376, AS INSTRUMENT NO. 190875.

Subject to:



BK 1212
PG-8044

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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: 12/20/2012

COPY



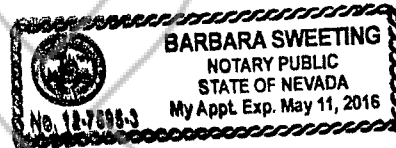
Fred R. Coons Jr.
Fred R. Coons Jr.

Mary Jo Coons
Mary Jo Coons

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

This instrument was acknowledged before me on
December 27, 2012 by
Fred R. Coons, Jr. and Mary Jo Coons.

Barbara Sweeting
Notary Public
(My commission expires: *5-11-2016*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/20/2012 under Escrow No. 143-2435716