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OFFICIAL RECORDS

Requested By  
RAMSBACHER PROKEY LLP

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00

Bk: 1212 Pg: 8554 RPTT # 7



Deputy 59

APN: 1219-15-001-111

R.P.T.T.: \$0.00

Exempt: (7)

**Recording Requested By:**

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

✓ **After Recording Mail To:**

Ramsbacher Prokey LLP

125 South Market Street, Suite 1250

San Jose, CA 95113

**Send Subsequent Tax Bills To:**

Richard Berteau, et al

173 Shorecliff Road

Corona Del Mar, CA 92625

## **GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Richard Berteau and Hyla Holmes Berteau, Trustees of the Berteau Family Trust dated November 8, 2001 and amended on December 13, 2000**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Richard Berteau and Hyla Holmes Berteau, as Trustees of the Berteau 2009 Irrevocable Trust fbo Alexander H. Berteau, dated January 28, 2009, as to an undivided fifty percent (50%) interest and Richard Berteau and Hyla Holmes Berteau, as Trustee of the Berteau 2009 Irrevocable Trust fbo Beth Bay Berteau, dated January 28, 2009, as to an undivided fifty percent (50%) interest**, whose address is 173 Shorecliff Road, Corona Del Mar, California 92625,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **March 29, 2012**, as Document No. **0799882** in Douglas County Records, Douglas County, Nevada.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 27 day of December, 2012

**Berteia Family Trust dated November 8, 2001 and amended on December 13, 2000**

Richard Berteia, TRUSTEE  
Richard Berteia, Trustee

Hyla Holmes Berteia, TRUSTEE  
Hyla Holmes Berteia, Trustee

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

This instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Richard Berteia, Trustee and Hyla Holmes Berteia, Trustee.**

NOTARY STAMP/SEAL

*Please See Attached California Compliant Acknowledgment*  
Notary Public \*CA CIVIL CODE SECTION 1189 \*  
27-DEC-2012  
Title and Rank \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Marin

On December 27, 2012 before me, Erica Y. Joubert - Notary public  
Date Here Insert Name and Title of the Officer

personally appeared Richard Bertea, Trustee and  
Hyla Holmes Bertea, Trustee  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, and Sale Deed

Document Date: \_\_\_\_\_ Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, TO WIT:

ALL THAT CERTAIN REAL PROPERTY BEING A PORTION OF LOT A AS SHOWN ON THAT CERTAIN PLANNED UNIT DEVELOPMENT 2014-1 OF JOB'S PEAK RANCH UNIT 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 13, 1997 IN BOOK 697 OF OFFICIAL RECORDS, AT PAGE 3042 AS DOCUMENT NUMBER 415114, SITUATE WITHIN A PORTION OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER CORNER COMMON TO SAID SECTION 15 AND SECTION 10 OF SAID TOWNSHIP AND RANGE AS SHOWN ON SAID JOB'S PEAK RANCH, UNIT 1;  
THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE NORTHEAST ¼ OF SAID SECTION 15, SOUTH 89°45'40" EAST, 948.07 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 206 ALSO KNOWN AS FOOTHILL ROAD AS SHOWN ON SAID JOB'S PEAK RANCH, UNIT 1;  
THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, SOUTH 18°46'42" EAST, 63.46 FEET TO A POINT THAT IS 60.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF SECTION 15;  
THENCE LEAVING SAID STATE ROUTE 206 ALONG A LINE THAT IS 60.00 SOUTHERLY AND PARALLEL TO SAID NORTHERLY LINE, NORTH 89°45'40" WEST, 60.00 FEET  
THENCE NORTH 74°45'40" WEST, 38.64 FEET TO A POINT THAT IS 50.00 FEET SOUTHERLY OF SAID NORTHERLY LINE;  
THENCE ALONG A LINE THAT IS 50.00 SOUTHERLY AND PARALLEL TO SAID NORTHERLY LINE, NORTH 89°45'40" WEST, 871.25 FEET;  
THENCE ALONG A LINE THAT IS 50.00 SOUTHERLY AND PARALLEL TO THE NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 15, SOUTH 89°49'00" WEST, 1351.98 FEET;  
THENCE SOUTH 75°46'22" WEST, 103.02 FEET TO THE WESTERLY LINE OF SAID LOT A,  
THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT A, NORTH 00°18'55" WEST, 75.00 FEET, TO SAID NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 15;  
THENCE EASTERLY ALONG SAID NORTHERLY LINE, NORTH 89°49'00" EAST, 1452.28 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

CONTAINING 2.81 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS OF THIS DESCRIPTION IS IDENTICAL TO THAT CERTAIN PLANNED UNIT DEVELOPMENT 2014-1 OF JOB'S PEAK RANCH, UNIT 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 13, 1997 IN BOOK 697 OF OFFICIAL RECORDS, AT PAGE 3042 AS DOCUMENT NUMBER 415114.