

DOC # 815474
12/31/2012 03:34PM Deputy: AR

OFFICIAL RECORD

Requested By:

First American Title Minder

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 8 Fee: \$46.00

BK-1212 PG-8574 RPTT: 2371.20

A.P.N.: 1318-09-810-042
File No: 143-2439087 (Rt)
R.P.T.T.: \$2,371.20 C



When Recorded Mail To: Mail Tax Statements To:
Milton Righetti and Hope Righetti
1900 Embarcadero Suite 301
Oakland, CA 94606

GRANT, BARGAIN and SALE DEED

****THIS DOCUMENT HAS BEEN EXECUTED WITH COUNTERPART SIGNATURES****
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Milton E. Righetti and Hope Righetti, Husband and wife and Michael Righetti, an unmarried man and Marilyn Righetti Kack and Rod Kack, husband and wife and Matthew Righetti and Michelle Righetti, husband and wife and Maryann Righetti and John Iwanski, husband and wife

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

Milton E. Righetti, a married man as his sole and separate property as to an undivided 20% interest and Milton E. Righetti and Hope Righetti, husband and wife as tenants in common as to an undivided 80% interest

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

PARCEL 1:

LOT 4, BLOCK E, AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., IN SECTION 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 5, 1929.

EXCEPTING THEREFROM THE NORTHWESTERLY 6 FEET THEREOF.

PARCEL 2:

LOT 12, BLOCK E, AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., IN SECTION 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 5, 1929 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT A POINT AT THE INTERSECTION OF LOTS 3, 4, 11 AND 12, BLOCK E OF SAID SUBDIVISION; THENCE NORTHWESTERLY BETWEEN LOTS 4 AND 12 A DISTANCE OF 9.00 FEET TO A POINT; THENCE NORTHEASTERLY AND PARALLEL WITH THE LINE BETWEEN LOTS 11 AND 12 A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FREEL DRIVE; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT OF WAY LINE FREEL DRIVE A DISTANCE OF 9.00 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE SOUTHWESTERLY BETWEEN LOTS 11 AND 12 A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 27, 1993 IN BOOK 1293, PAGE 5677, AS INSTRUMENT NO. 325966.

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: 12/17/2012



State of Montana
County of Flethead

This instrument was signed before me on December 27, 2012
by Michael Righetti
Print name of signer(s)

Sherie Jacobsen
Notary Signature

Affix seal/stamp as close to signature as possible.
Notaries must complete



SHERIE JACOBSEN
NOTARY PUBLIC
State of Montana
Residing at Columbia Falls, Montana
My Commission Expires August 05, 2016
Notary Public for the state of MONTANA
Residing at Columbia Falls, MT
My Commission expires 8/5, 2016

COPY



Milton E. Righetti

Michael Righetti

Marilyn Righetti Kack

Matthew Righetti

Maryann Righetti Iwanski

Maryann Righetti Iwanski

Hope Righetti

John Iwanski

John Iwanski

Michelle Righetti

Rod Kack

STATE OF Washington)

COUNTY OF King) : ss.

This instrument was acknowledged before me on December 27, 2012 by

[Signature]

Notary Public

(My commission expires: 10/18/16)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 17, 2012** under Escrow No. **143-2439087**.

