

DOC # 817305
01/30/2013 03:52PM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title State
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-113 PG-9024 RPTT: EX#007

A.P.N.: 1320-35-001-041
File No: 143-2436309 (Rt)
R.P.T.T.: \$ ∅



When Recorded Mail To: Mail Tax Statements To:
Gary Griffith
1516 Wildflower Court
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Gary Griffith, Trustee of the Griffith Family Trust u/d/t July 7, 2008, as to an undivided 1/3 interest and Barbara Rae Smith, Trustee of the Smith Family Trust u/d/t July 7, 2008, as to an undivided 2/3 interest

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

Gary Griffith, an unmarried man and Barbara Smith, an unmarried woman, as joint tenants

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

LOT 7, BLOCK F, AS SETH FORTH ON THE MAP OF WILDFLOWER RIDGE SUBDIVISION UNIT NO. 5, FILES FOR RECORD ON DECEMBER 19, 1990, BOOK 1290, PAGE 2543, DOCUMENT NO. 241310, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, ALSO DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M. IN THE COUNTY OF DOUGLAS, STATE OF NEVADA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 7 OF WILDFLOWER RIDGE UNIT 5 AS SAID SUBDIVISION IS SHOWN PER DOCUMENT NO. 241310 OF THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 7, S. 49°28'27" E., 772.93 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WILDFLOWER COURT, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 275.00 FEET; A RADIAL LINE THROUGH SAID POINT BEARS N. 17°40'01" W; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°03'30" AN ARC DISTANCE OF 245.06 FEET TO A POINT ON SAID CURVE, A RADIAL LINE THROUGH SAID POINT BEARS N. 68°43'31" W., SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF SAID LOT 7; THENCE S. 82°01'26" W., 430.32 FEET TO A POINT ON THE WESTERLY LINE OF SAID SUBDIVISION; THENCE NORTHERLY ALONG SAID WESTERLY LINE, N. 0°54'20" E., 724.29 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARS IN AN DOCUMENT RECORDED MAY 13, 1993, IN BOOK 593, PAGE 2491, AS INSTRUMENT NO. 307010.

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: 01/25/2013



Gary Griffith, Trustee
Gary Griffith, Trustee

Barbara Rae Smith, Trustee
Barbara Rae Smith, Trustee

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

This instrument was acknowledged before me on January 25,
2013 by GARY GRIFFITH AND
BARBARA SMITH

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

