

A.P.N.: 1319-10-211-015  
File No: 143-2439410 (Rt)  
R.P.T.T.: \$2,106.00

DOC # 817544  
02/01/2013 01:04PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
First American Title Minder  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-213 PG-328 RPTT: 2106.00



When Recorded Mail To: Mail Tax Statements To:  
Jason Tollmann and Rebecca Tollmann  
2281 Pioneer Trail  
Genoa, NV 89411

***GRANT, BARGAIN and SALE DEED***

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

Ann M. Minahan, Trustee of the Ann M. Minahan Trust dated April 4, 2012

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

Jason Tollmann and Rebecca Tollmann, Husband and Wife, as joint tenants

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

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 19 EAST, MDM, DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHWEST CORNER OF THIS PARCEL BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL, WHICH BEARS S. 41°00'34" E., 2,301.02 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10;**

**THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N. 03°28'30" E., 0.68 FEET TO A 5/8" REBAR.**

**THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE 257.11 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14°18'08" AND A RADIUS OF 1,030.00 FEET (CHORD BEARS N. 03°40'34" W., 256.44 FEET) TO A 5/8" REBAR;**

**THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE N. 10°49'38" W., 89.34 FEET TO A 5/8" REBAR;**

**THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE 47.45 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 108°44'23" AND A RADIUS OF 25.00 FEET (CHORD BEARS N. 43°32'34" E., 40.64 FEET) TO A 1/2" REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD BARN ROAD;**

**THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S. 82°04'08" E., 338.89 FEET TO A 1/2" REBAR;**



**TO A 1/2" REBAR;**

**THENCE S. 88°14'10" W., 328.37 FEE TO THE POINT OF BEGINNING.**

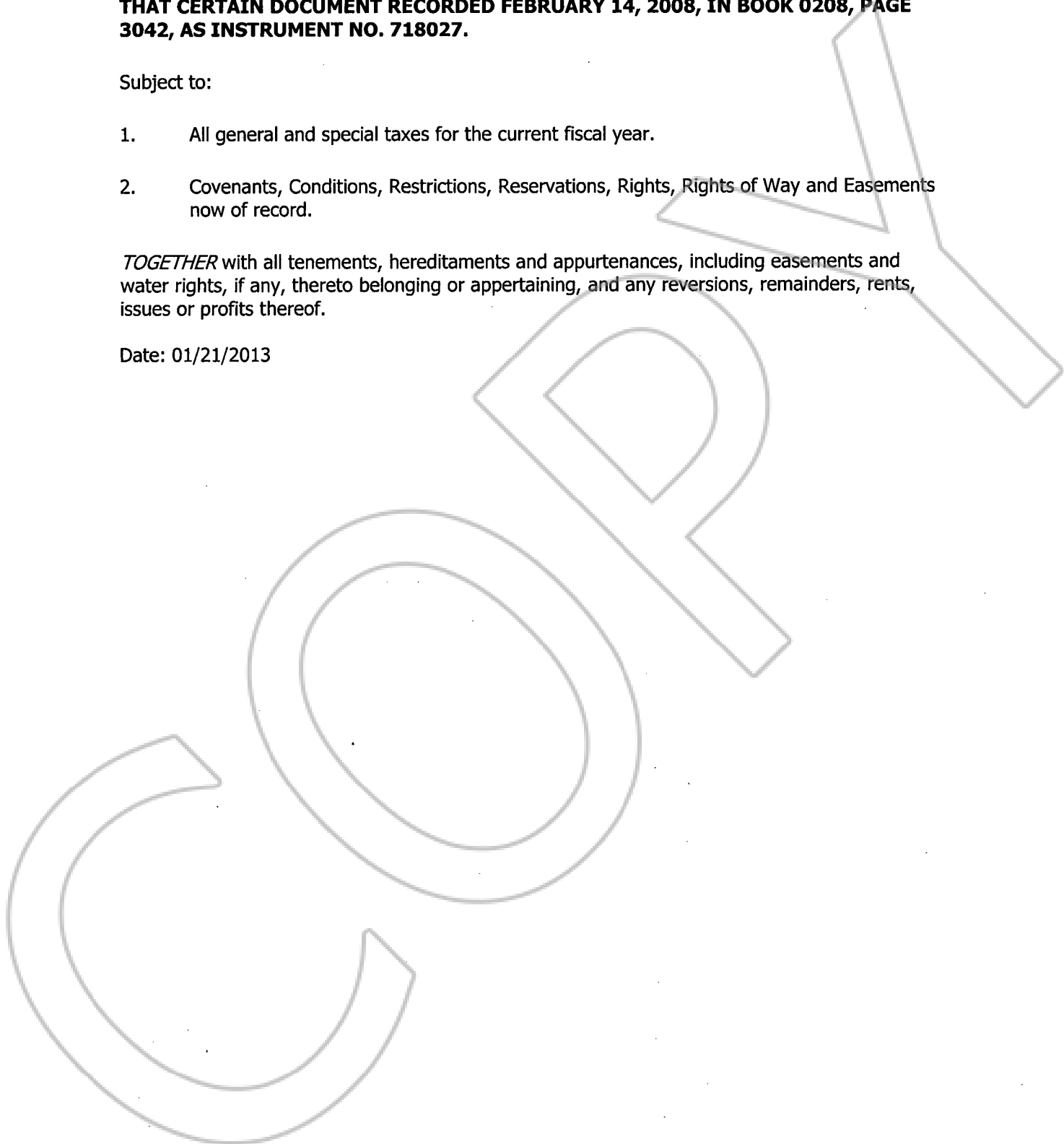
**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 14, 2008, IN BOOK 0208, PAGE 3042, AS INSTRUMENT NO. 718027.**

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: 01/21/2013





Ann M. Minahan, Trustee of the Ann M.  
Minahan Trust dated April 4, 2012

*Ann M. Minahan*  
Ann M. Minahan, Trustee

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

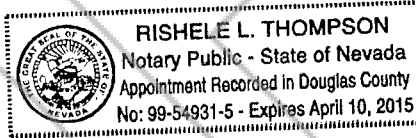
This instrument was acknowledged before me on  
1/22/13 by

**Ann M. Minahan Trust.**

*Rishele L. Thompson*

Notary Public

(My commission expires: 4/10/15)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
01/21/2013 under Escrow No. 143-2439410