

DOC # 822591  
04/29/2013 08:30AM Deputy: AR  
**OFFICIAL RECORD**  
Requested By:  
First American Title Minder  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-413 PG-8194 RPTT: 1482.00



A.P. No. 1220-13-801-008  
Escrow No. 143-2445758-Rt/VT  
R.P.T.T. \$1,482.00

*WHEN RECORDED RETURN TO:*

Phillip L. Roeder and Shirlee A. Roeder  
824 Cayuse Drive  
Gardnerville, NV 89410

*MAIL TAX STATEMENTS TO:*

824 Cayuse Drive  
Gardnerville, NV 89410

**GRANT, BARGAIN and SALE DEED**

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

An undivided 50% Interest to Sammy Phillips, trustee, or his successors in trust, of the survivor's trust under the Phillips Living Trust, Dated, December 13, 1999, and any amendments thereto, as tenants in common.

An undivided 50% Interest to Sammy Phillips, trustee, or his successors in trust, of the Family trust under the Phillips Living Trust, Dated, December 13, 1999, and any amendments thereto, as tenants in common.

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

Phillip L. Roeder and Shirlee A. Roeder, *husband and wife as joint tenants with right of survivorship*

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

**BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., FURTHER DESCRIBED AS FOLLOWS:**

**PARCEL 4-B AS SET FORTH IN PARCEL MAP #2 FOR JERRY E. TILLEY FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 13, 1990, IN BOOK 490, PAGE 1902, DOCUMENT NO. 223931, AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991 IN BOOK 191, PAGE 3825 AS DOCUMENT NO. 243941.**

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: 04/24/2013



An undivided 50% Interest to Sammy Phillips, trustee, or his successors in trust, of the survivor's trust under the Phillips Living Trust, Dated, December 13, 1999, and any amendments thereto, as tenants in common.

\_\_\_\_\_  
Jonathan Phillips, Successor Trustee

An undivided 50% Interest to Sammy Phillips, trustee, or his successors in trust, of the Family trust under the Phillips Living Trust, Dated, December 13, 1999, and any amendments thereto, as tenants in common.

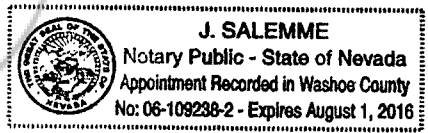
\_\_\_\_\_  
Jonathan Phillips, Successor Trustee

STATE OF NEVADA )  
: ss.

COUNTY OF DOUGLAS (Washoe)

This instrument was acknowledged before me on April 25, 2013 by Jonathan Phillips and Jonathan Phillips.

\_\_\_\_\_  
Notary Public  
(My commission expires: Aug. 1, 2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 04/24/2013 under Escrow No. 143-2445758