


DOC # 823329
05/10/2013 11:37AM Deputy: SG
OFFICIAL RECORD
Requested By:
Anderson, Dorn, & Rader, L
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-513 PG-2690 RPTT: EX#003

This document does not contain a social security number.


Rebecca Knabe



APN: 1319-03-811-023

RECORDING REQUESTED BY:

Bradley B Anderson, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

DALE W. MILLER and MELANIE C. TREVINO
P.O. Box 704
Genoa, NV 89411

RPTT: \$0.00 Exempt (3)

Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

DALE W. MILLER and MELANIE C. TREVINO, husband and wife, who also took title as an unmarried man and woman, as tenants in common,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

DALE W. MILLER and MELANIE C. TREVINO,
husband and wife, as community property




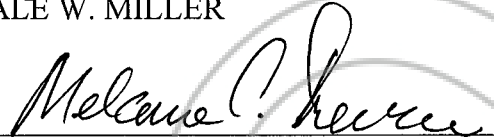
ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 30th day of April, 2013.


DALE W. MILLER


MELANIE C. TREVINO

STATE OF NEVADA }
 }ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me this 30th day of April, 2013 by DALE W. MILLER and MELANIE C. TREVINO.

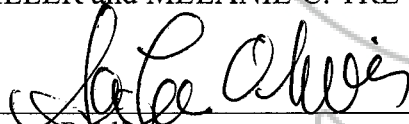

Notary Public





EXHIBIT "A"

Legal Description:

PARCEL 1:

Lot 23 Block B as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development, Recorded June 2, 1994 in the Official Records of Douglas County Nevada as Document Number 338683.

PARCEL 11:

That certain Exclusive use and Landscape Easement located within a portion of the South one-half of Section 3, Township 13 North, Range 19 East, M.D.B.&M., Douglas County Nevada, being more particularly described as follows:

Commencing at the Northwestern corner of Unit 23 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears S. 47°32'57" E., 305.41 feet from Tie Point 'A' as shown on said Genoa Lakes Phase 2 Final Map; thence S. 24°01'01" W., along the Westerly line of said Unit 23, 56.33 feet to the TRUE POINT OF BEGINNING; thence S. 24°01'01" W., 32.00 feet; thence S. 65°58'59" E., 37.83 feet; thence S. 62°02'49" E. 32.24 feet; thence N. 24°01'01" E., 32.00 feet to the Southwesterly corner of Unit 22 of said Genoa Lakes Phase 2 Final Map; thence N. 24°01'01" E., along the Westerly line of said Unit 22, 57.33 feet; thence N. 65°58'59" W., 4.00 feet; thence S. 24°01'01" W., 6.00 feet; thence N. 65°58'59" W., 11.00 feet to a point of the Easterly line of said Unit 23; thence along the Easterly and Southerly boundary lines of said Unit 23 the following 8 courses:

1. S. 24°01'01" W. 64.79 feet;
2. N. 65°58'59" W. 2.33 feet;
3. S. 24°01'01" W. 2.00 feet;
4. N. 65°58'59" W. 12.50 feet;
5. N. 24°01'01" E. 2.00 feet;
6. N. 65°58'59" W. 2.33 feet;
7. N. 24°01'01" E. 21.67 feet;
8. N. 65°58'59" W. 37.83 feet to the TRUE POINT OF BEGINNING.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on June 12, 2003, as Document No. 0579884 in Douglas County Records, Douglas County, Nevada.

APN: 1319-03-811-023

Property Address: 303 GENOA SPRINGS DRIVE, GENOA, NV 89411