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Assessor's Parcel Number: 1420-30-002-012{014}

Recording Requested By:

✓ Name: DOUG HUGH LIPPINCOTT

Address: 2900 HIGHWAY 395

City/State/Zip MINDEN, NV 89423

Real Property Transfer Tax:

Doc Number: **0824802**

06/05/2013 10:04 AM

OFFICIAL RECORDS

Requested By
DOUG LIPPINCOTT

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 0613 Pg: 778 RPTT \$ 3,510.00



Deputy ar

\$ 3,510.00

GRANT, BARGAIN AND SALE DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

APN:1420-30-002-012 and 014)
R.P.T.T. \$3,510.00)
WHEN RECORDED MAIL TO and)
MAIL TAX STATEMENTS TO:)
Doug Hugh Lippincott)
2900 Highway 395)
Minden, NV 89423)

GRANT, BARGAIN, and SALE DEED

FOR THE SUM OF \$900,000.00 DOLLARS, receipt of which is hereby acknowledged,
VICTOR OWEN, who acquired title as a married man, as his sole and separate property, Does hereby GRANT, BARGAIN and SELL to DOUG HUGH LIPPINCOTT, a married man, as his sole and separate property, The real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights of way and easements now of record, if any.

Together with all tenements, hereditaments and appurtenances, including easements thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand on December 12, 2012.



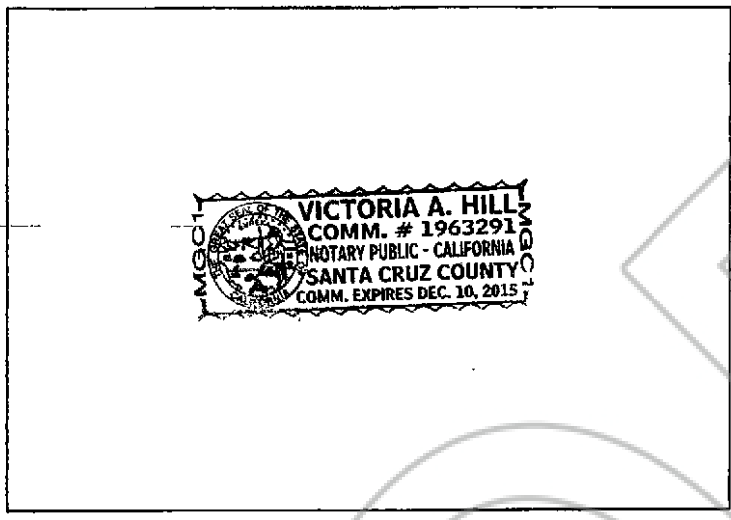
Victor Owen

Notary Public
See Attached

California All-Purpose Acknowledgement

State of California }
County of Santa Cruz

On December 12, 2012 before me, Victoria A. Hill, a Notary Public
personally appeared Victor Owen



Notary Public Seal

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Victoria A Hill

Notary Public Signature

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant, Bargain, and sale Deed

Document Date: 12/12/2012 Number of Pages: 1

Signer(s) Other than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Thumbprint of Signer 1

- Individual
- Corporate Officer: _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: himself

Thumbprint of Signer 2

- Individual
- Corporate Officer: _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer is Representing: _____

SCHEDULE A

All that real property situate on both sides of the Carson River, in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the West ½ of Section 30, Township 14 North, Range 20 East, M.D.M., more particularly described as follows:

Adjusted Parcel 8A1 North of the Carson River, as shown on Boundary Line Adjustment Map #704215, recorded on June 29, 2007.

COMMENCING at the common corner for Sections 24 and 25, Township 14 North, Range 19 East and Sections 19 and 30, Township 14 North, Range 20 East, M.D.M.:

Thence along the common line between said Sections 25 and 30, South 00°44'27" West, 420.65 feet to the Northwest corner of Parcel 1, as shown on the Final Parcel Map LDA 02-085 for Doug H. Lippincott, recorded March 7, 2006, in the office of the County Recorder, Douglas County, Nevada, as Document No. 669335;

Thence South 89°16'00" East, 713.14 feet;

Thence South 89°15'53" East, 1,507.32 feet;

Thence South 33°25'24" East, 102.41 feet to the West right-of-way line of U.S. Highway 395;

Thence along said right-of-way line South 00°37'24" West, 2,343.60 feet to the intersection of said right-of-way line and the ordinary high water line on the left bank of the Carson River, the POINT OF BEGINNING;

Thence with the meanders, along the ordinary high water line on the left bank of the Carson River;

- South 85°26'29" West, 264.15 feet;
- North 86°06'32" West, 151.23 feet;
- South 61°45'42" West, 326.96 feet;
- South 44°16'28" West, 52.43 feet;
- South 62°05'04" West 96.33 feet;
- South 57°31'30" West, 122.65 feet;
- South 24°39'44" West, 165.70 feet;
- South 09°34'37" East, 106.71 feet;
- South 11°01'09" West, 127.54 feet;
- South 16°41'05" West, 296.89 feet;
- South 24°21'04" West, 251.44 feet;
- South 36°47'44" West, 105.23 feet;
- South 57°48'33" West, 200.82 feet;
- South 55°18'22" West, 285.28 feet;
- South 84°07'35" West, 9.85 feet;

Thence leaving the meanders, North 00°00'31" East, 387.82 feet;

Thence South 89°59'29" East, 400.54 feet;

Thence North 00°00'06" East, 1,398.40 feet;

Thence South 89°22'58" East, 1,271.15 feet to said West right-of-way line of U.S. Highway 395;

Thence along said right-of-way line, South 00°37'24" West, 209.47 feet to the POINT OF BEGINNING.

TOGETHER WITH adjusted Parcel 8A1 South of the Carson River.

COMMENCING at the common corner for Sections 24 and 25, Township 14 North, Range 19 East and Sections 19 and 30, Township 14 North, Range 20 East, M.D.M.;

Thence along the common line between said Sections 25 and 30, South 00°44'27" West, 420.65 feet to the Northwest corner of Parcel 1, as shown on the Final Parcel Map LDA 02-085 for Doug H. Lippincott, recorded march 7, 2006 in the office of the County Recorder Douglas County, Nevada, as Document No. 669335;

Thence South 89°16'00" East, 713.14 feet;

Thence South 89°15'53" East, 1,507.32 feet;

Thence South 33°25'24" East, 102.41 feet to the West right-of-way line of U.S. Highway 395;

Thence along said right-of-way line South 00°37'24" West, 2,584.09 feet to the intersection of said right-of-way line and the ordinary high water line on the right bank of the Carson River, the POINT OF BEGINNING;

Thence along said right-of-way line, South 00°37'24" West 120.96 feet;

Thence South 89°13'25" West, 558.89 feet to the ordinary high water line on said right bank of the Carson River;

Thence with the meanders, along the ordinary high water line on said right bank of the Carson River;

North 60°37'27" East, 191.67 feet;

North 80°21'30" East 243.58 feet;

South 87°38'41" East, 153.13 feet to the POINT OF BEGINNING.

The Basis of Bearing of these descriptions is the common line between said Sections 25 and 30, South 00°45'21" West measured distance of 5,314.42 feet, as computed from the Record of Survey Supporting a Boundary Line Adjustment for Theodore H. Stokes, et al, recorded June 8, 1993, in said office of Recorder, as Document No. 309238.

APN: 1420-30-002-012 and 1420-30-002-014

*Per NRS 111.312 This legal description was ~~performed~~ recorded
at Document No # 728606
Book # 0808
Page 3076
Date 8/19/08*