

Doc Number: **0827017**

07/12/2013 04:40 PM

OFFICIAL RECORDS

Requested By
STEWART TITLE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00

Bk: 0713 Pg: 2956 RPTT # 5



Deputy ar

A.P.N. No.:	1219-03-001-057
R.P.T.T.	\$0.00
Escrow No.:	01415-5405
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Paul Joseph Yturbide	
P.O. Box 884	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

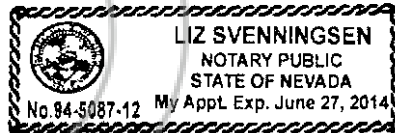
THIS INDENTURE WITNESSETH: That **Wendy Yturbide, spouse of grantee** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Paul Joseph Yturbide, a married man as his sole and separate property**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 7-8-13



Wendy Yturbide
Wendy Yturbide

State of Nevada)
County of Carson City) ss.

This instrument was acknowledged before me on 8th day of July, 2013
By: Wendy Yturbide

Signature: [Signature]
Notary Public
Dena Reed

EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 01415-5405

Parcel 1:

That portion of the Westerly portion of Parcel 4C of Document No. 144743, recorded November 6, 1986 in Book 1186, Page 711, Official Records of Douglas County, Nevada being within the Northerly 1/2 of Section 3, Township 12 North, Range 19 East, M.D.M. & M., more particularly described as follows:

Beginning at the Northwestern corner of said Parcel 4C, said point also being the Southwesterly corner of Parcel 1 of the map of division into large parcels for the Estate of Duane Myron Allerman, recorded December 17, 1985 in Book 1285, Page 1397, as Document No. 128304 Official Records of Douglas County, Nevada; thence North 89°55'00" East, 596.91 feet along said Northerly line; thence South 18°48'16" West 15.45 feet; thence South 68°29'54" West, 636.52 feet to the Westerly line of said Parcel 4C; thence North 00°04'05" East, 247.06 feet to the Point of Beginning.

Parcel 2:

Together with the right to use that certain 50 foot private road way easement, set forth as Duane Drive on that certain map of division into large parcels for the Estate of Duane Myron Allerman recorded December 17, 1985 in Book 1285, Page 1397 as Document No. 128304.

Legal previously contained in document # 382376

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