

Doc Number: **0827018**

07/12/2013 04:41 PM

OFFICIAL RECORDS

Requested By:

STEWART TITLE

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00  
Bk: 0713 Pg: 2958 RPTT \$ 1,716.00



Deputy ar

A.P.N. No.:	1219-03-001-057
R.P.T.T.	\$1,716.00
Escrow No.:	01415-5405
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Christopher M. Mennis	
P.O. Box 361	
Zephyr Cove, NV 89448	

### GRANT, BARGAIN, SALE DEED

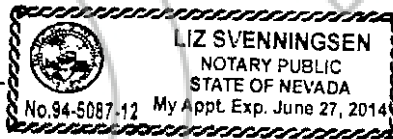
THIS INDENTURE WITNESSETH: That Paul Joseph Yturbide a married man as his sole and separate property who originally took title as a single man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Christopher M. Mennis and Anna Mennis husband and wife as community property with rights of survivorship**, 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.

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

Dated: 7-8-13

Paul Joseph Yturbide



State of Nevada )  
County of Carson City ) ss.

This instrument was acknowledged before me on the 8th day of July 2013.  
By: Paul Joseph Yturbide

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 Northwesterly 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*