

DOC # 828459
08/06/2013 02:27PM Deputy: AR

OFFICIAL RECORD

Requested By:

First American Title Mindel

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 3 Fee: \$16.00

BK-813 PG-1823 RPTT: 1010.10



A.P.N.: 1320-30-211-047

File No: 143-2450083 (Rt)

R.P.T.T.: \$1,010.10

When Recorded Mail To: Mail Tax Statements To:
Susan E. Stewart
1739 Westwood Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Sandra Stone, Successor Trustee of The Charles E. Roach and Eva J. Roach Revocable Trust created on August 25, 1993

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

Susan E. Stewart, a married woman, as her Sole and Separate Property

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

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 18, IN BLOCK I, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO. 37417; CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980 IN BOOK 780, PAGE 783, DOCUMENT NO. 46166 AND CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991, IN BOOK 191, PAGE 3820, DOCUMENT NO. 243938.

EXCEPTING THEREFROM A PARCEL OF LAND LOCATED WITH A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK I, WESTWOOD VILLAGE SUBDIVISION UNIT I, AS RECORDED IN BOOK 1079, AT PAGE 440, DOUGLAS COUNTY, NEVADA RECORDER'S OFFICE; THENCE NORTH 18° 00' 00" WEST, 110.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72° 00' 00" EAST, 110.00 FEET; THENCE SOUTH 18° 00' 00" EAST, 4.87 FEET; THENCE SOUTH 74° 32' EAST, 110.11 FEET TO THE POINT OF BEGINNING AS SHOWN IN DOCUMENT RECORDED MAY 13, 1988, IN BOOK 588, PAGE 1788, AS DOCUMENT NO. 178057.



PARCEL 2 :

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK I, WESTWOOD VILLAGE SUBDIVISION UNIT 1, AS RECORDED IN BOOK 1079, AT PAGE 440, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE; THENCE NORTH 72° 00' 00" EAST, 110.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18° 00' 00" WEST, 77.73 FEET; THENCE NORTH 72° 00' 00" EAST, 2.22 FEET; THENCE SOUTH 16° 21' 47" WEST, 77.76 FEET TO THE POINT OF BEGINNING, AS SHOWN IN DOCUMENT RECORDED, MAY 13, 1988, IN BOOK 588, PAGE 1790, AS DOCUMENT NO. 178058.

TOGETHER WITH A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 18, BLOCK I, WESTWOOD VILLAGE SUBDIVISION UNIT 1, AS RECORDED IN BOOK 1079, AT PAGE 440, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE; THENCE NORTH 72° 00' 00" EAST, 110.00 FEET; THENCE NORTH 18° 00' 00" WEST, 77.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18° 00' 00" WEST, 27.40 FEET; THENCE NORTH 74° 32' 00" EAST, 3.01 FEET; THENCE SOUTH 16° 21' 47" EAST, 27.28 FEET; THENCE SOUTH 72° 00' 00" WEST, 2.22 FEET TO THE POINT OF BEGINNING, AS SHOWN IN DOCUMENT RECORDED, MAY 13, 1988, IN BOOK 588, PAGE 1792, AS DOCUMENT NO. 178059.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 21, 1998, IN BOOK 1098, PAGE 3981, AS INSTRUMENT NO. 452135.

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: 06/12/2013



The Charles E. Roach and Eva J. Roach
Revocable Trust created on August 25, 1993

Sandra L. Stone
Sandra Stone, Successor Trustee

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
7-19-13

by
Roach Revocable Trust, Sandra Stone
Monica Horgan

Notary Public
(My commission expires: 11-9-14)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
07/11/2013 under Escrow No. 143-2450083