

DOC # 828547
08/08/2013 10:39AM Deputy: SD
OFFICIAL RECORD
Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-813 PG-2254 RPTT: 312.00

APN#: 1221-09-001-004

RPTT: \$312.00

Recording Requested By:

Western Title Company

Escrow No.: 057206-MHK

When Recorded Mail To:

Matt J. Beaty and Kristina L. Beaty

1153 Jacobsen Lane

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

Same as Above



I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

M Kelsh
Mary Kelsh

Escrow Officer

THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Darrell Dion Trustee of The Darrell Dion Trust dated December 21, 1995

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Matt J. Beaty and Kristina L. Beaty, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See Exhibit "A" Attached

**THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY
and without liability for the consideration therefor, or as to the validity
or sufficiency of said instrument, or for the effect of such recording
on the title of the property involved.**

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/03/2013



Grant, Bargain and Sale Deed – Page 2

Darrell Dion Trustee of The Darrell Dion Trust dated December 21, 1995

Darrell Dion Trustee
By Darrell Dion, Trustee

STATE OF NEVADA

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

4-8-13

by Darrell Dion

Mary Kelsh

Notary Public

 MARY KELSH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires November 6, 2014



PARCEL 1:

A parcel of land located within a portion of Section 9, Township 12 North, Range 21 East, Mount Diablo Meridian, more particularly described as

follows:

Beginning at the most Easternmost corner of Parcel A as shown on the Parcel Map for Edward E. and Alice L. Grafe, Recorded May 13, 1974, in Book 574, at Page 362, as Document No. 73151, said point lying on the Southwesterly right-of-way line of Jacobsen Lane and bearing North 03°30'22" West, 1421.94 feet from the East one-quarter corner of Section 9; thence leaving said right-of-way line South 41°11'06" West, 34.68 feet; thence North 75°50'44" West, 126.35 feet; thence South 82°27'06" West, 162.67 feet; thence North 81°54'49" West, 55.81 feet; thence North 51°18'49" West 125.21 feet; thence North 48°06'29" West, 630.04 feet to the Southwest corner of the parcel as shown on the Parcel Map for Richard J. and Hazel I. Wheaton recorded May 13, 1974, in Book 574, at Page 362, as Document No. 73150; thence North 84°02'46" East, 370.00 feet to a point on said right-of-way line; thence along said right-of-way line South 48°27'14" East, 105.01 feet; thence continuing along said right-of-way line South 30°15'00" East, 88.00 feet; thence continuing along said right-of-way line South 48°48'54" East, 581.57 feet to the POINT OF BEGINNING.

Reference is made to record of Survey to support a Boundary Line Adjustment for Marie H. and Georga L. Snavely Trust, et al, Recorded July 8, 1997, in Book 797, at Page 1159, as Document No. 416724.

PARCEL 2:

All that real property being a portion of Section 9 and Section 10, Township 12 North, Range 21 East, M.D.B. &M., Douglas County, Nevada.

Beginning at the Northwest property corner as shown on Record of Survey Map filed in the Office of the County Recorder of Douglas County, State of Nevada on November 19, 1985, Document No. 127028. Thence South 44 degrees 29' 54" East 553.33 feet; thence South 28 degrees 28' 55" East 318.19 feet; thence South 43 degrees 39' 28" East 230.00 feet; thence South 39 degrees 41' 26" East 619.22 feet; thence South 49 degrees 25'05" West 89.68 feet; thence North 75 degrees 25'59" West 72.28 feet; thence North 51 degrees 57'31" West 53.67 feet; thence South 84 degrees 03'44" West 167.10 feet; thence North 37 degrees 26'13" West 76.86 feet; thence North 35 degrees 00'32" West 162.64 feet; thence North 27 degrees 56'19" West 169.28 feet; thence North 44 degrees 52'50" West 208.49 feet; thence North 49 degrees 17'10" West 133.12 feet; thence South 86 degrees 25'19" West 74.54 feet; thence North 42 degrees 07'41" West 166.40 feet; thence North 22 degrees 31'35" West 293.40 feet; thence North 7 degrees 13'45" West 150.89 feet; thence North 29 degrees 07'28" West 147.61 feet; thence North 41 degrees 11'06" East 34.68 feet to the Point of Beginning this description.

Said Land more fully shown on that certain Amended Record of Survey for GEORGE SNAVELY filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 19, 1985, in Book 1185, Page 1749, Document No. 127028, Official Records.

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.

APN: 1221-09-001-004