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OFFICIAL RECORDS

Requested By:

R STEPHEN DOAN

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00
Bk: 0813 Pg: 4575 RPTT # 7



Deputy. sd

**Recording Requested by and
When Recorded Return to:**

✓ R. Stephen Doan, Esq.
6411 Seabryn Drive
Rancho Palos Verdes, California
90275-4755

Mail Tax Statements To:

Francis V. Pesenti, et al, Trustee
1583 Orchard Road
Gardnerville, Nevada 89410

A.P.N. 1320-34-001-031

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Francis V. Pesenti and Pamela B. Pesenti, husband and wife, as their community property, does hereby GRANT, BARGAIN, and SELL to Francis V. Pesenti and Pamela B. Pesenti, as Trustees of the Pesenti Community Property Trust, dated July 2, 2001, whose address is 1583 Orchard Road, Gardnerville, Nevada 89410, the real property situate in the Gardnerville, Douglas County, State of Nevada, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is subject to covenants, conditions, restrictions, reservations, easements, rights-of-way, and other interests of record.

Together with all water and water rights, surface or underground, of whatever kind or character, whether vested, permitted, certificated, decreed or adjudicated, and all ditch and ditch rights, including all ditch company stock or interests, and the right to change the point of diversion and the place and manner of use thereof; and all minerals and mineral rights, of whatever kind or character.

This conveyance further includes all improvements located on the above described property, and all tenements, hereditaments, and appurtenances of the above-described property, and the rents, issues and profits thereof.

Dated: 7-2-, 2013

Dated: July 2, 2013

Francis V. Pesenti

Francis V. Pesenti

Pamela B. Pesenti

Pamela B. Pesenti

STATE OF NEVADA)
) ss.
COUNTY OF Douglas)

On July 2, 2013, before me, Deidre A CHANEY ^{a notary public} (here insert name and title of officer), personally appeared Francis V. Pesenti and Pamela B. Pesenti, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

[SEAL]

Deidre A Chaney
Notary Public in and for said
County and State

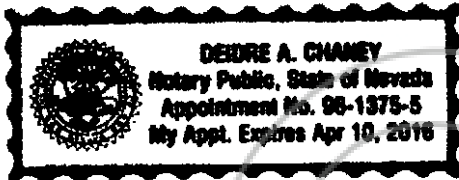


EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 1 PER THE PARCEL MAP FOR JENSEN FILED FOR RECORD JANUARY 28, 1999 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 459736;

THENCE SOUTH 89°24'19" EAST, 1029.80 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1, THE POINT OF BEGINNING;

THENCE SOUTH 89°24'19" EAST 284.57 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1850.00 FEET, CENTRAL ANGLE OF 05°05'22" AND ARC LENGTH OF 164.33 FEET;
THENCE SOUTH 84°18'57" EAST, 457.13 FEET;
THENCE NORTH 78°37'22" EAST, 106.79 FEET TO A POINT ON THE BOUNDARY OF ADJUSTED PARCEL 2 PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361; THENCE ALONG SAID BOUNDARY OF ADJUSTED PARCEL 2 THE FOLLOWING COURSES:

SOUTH 11°22'38" EAST, 94.56 FEET;
SOUTH 22°02'10" EAST, 90.62 FEET;
SOUTH 20°43'55" EAST, 228.82 FEET;
SOUTH 18°54'16" EAST, 8.49 FEET TO THE SOUTHEAST CORNER OF SAID ADJUSTED PARCEL 2;
NORTH 89°24'19" WEST, 1153.77 FEET TO THE SOUTHWEST CORNER OF SAID ADJUSTED PARCEL 2
NORTH 01°14'18" EAST, 423.02 FEET TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS.

THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°24'19" WEST, THE SOUTHERLY LINE OF ADJUSTED PARCEL 2 PER THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JENSEN & PIERCE FILED JUNE 5, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441361.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 30, 2011, IN BOOK 0611, PAGE 6529, AS INSTRUMENT NO. 0785791.

A.P.N. 1320-34-001-031