

DOC # 829768  
08/30/2013 09:15AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
Northern Nevada Title CC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-813 PG-8253 RPTT: 1462.50



A.P.N.: 1320-32-613-009  
Escrow No.: 1100666-LI

**RECORDING REQUESTED BY**  
Northern Nevada Title Company  
307 W Winnie Lane, Suite 1  
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO**

Charles H. James  
1590 Evergreen Dr.  
Carson City, NV 89703

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary Transfer tax is \$1,462.50,

**GRANT, BARGAIN, SALE DEED**

That Salvatore Messina, Trustee and Patricia Messina, Trustee of the Salvatore and Patricia Messina Family Trust dated May 26, 1995 in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Charles H. James, a married man as his sole and separate property all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: August 19, 2013



Salvatore Messina, Trustee and Patricia Messina, Trustee of the Salvatore and Patricia Messina Family Trust  
dated May 26, 1995

BY: *Salvatore Messina*  
Salvatore Messina  
Trustee

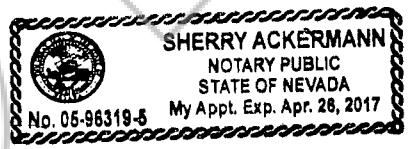
BY: *Patricia Messina*  
Patricia Messina  
Trustee

STATE OF *Nevada* )  
COUNTY OF *Douglas* )

On *8-27-2013* personally appeared before me, a Notary  
Public, *Salvatore Messina and Patricia Messina*  
\_\_\_\_\_

who acknowledged that    he    executed the above instrument.

Signature *Sherry Ackermann*  
(Notary Public)  
attachment to Grant, Bargain, Sale Deed





**EXHIBIT "A"**

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B.&M. and more particularly described as follows:

A lot line adjustment between Lots 5, 6, 7 and a portion of Lot 8, in Block D, of the Meneley Addition to the Town of Gardnerville, County of Douglas, State of Nevada as shown on the Official Map filed for record in the office of the County Recorder of Douglas County, Nevada and more particularly described as follows:

Aforesaid Lot 5 and all that portion of aforesaid Lot 6 more particularly described as follows:

Commencing at the most Southerly corner of said Lot 6 which point is the TRUE POINT OF BEGINNING; thence along the Southwesterly line of said Lot 6; North 44°54'00" West a distance of 40.00 feet; thence leaving said line North 45°06'00" East a distance of 120.00 feet to the Northeasterly line of said Lot 6; thence along said line South 44°54'00" East a distance of 40.00 feet to the most Easterly corner of said Lot 6; thence along the line common to said Lots 5 and 6 South 45°06'00" West a distance of 120.00 feet to the TRUE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey of a Lot Line Adjustment recorded in the office of the Douglas County Recorder, State of Nevada on April 26, 1991 in Book 491, Page 4071, Document No. 249418, Official Records.

Note: Legal description previously contained in Book 1201, Page 1996, Document No. 529490 recorded on December 6, 2001.