

DOC # 831361

09/27/2013 01:09PM Deputy: AR

OFFICIAL RECORD

Requested By:

First American Title Mindel

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 3 Fee: \$41.00

BK-913 PG-6803 RPTT: 2067.00



A.P. No. 1320-32-115-008  
Escrow No. 143-2452890-Rt/VT  
R.P.T.T. \$2,067.00

*WHEN RECORDED RETURN TO:*

Robert Chudnow and Theresa Chudnow  
1610 Wildrose Drive  
Minden, NV 89423

*MAIL TAX STATEMENTS TO:*

1610 Wildrose Drive  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

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

Margot Page, a single woman

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

Robert Chudnow and Theresa Chudnow HUSBAND AND WIFE AS JOINT TENANTS, WITH  
RIGHT OF SURVIVORSHIP  
the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 1, BLOCK C, AS SHOWN ON THE OFFICIAL MAP OF WILDROSE NO. 3, UNIT 1,  
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,  
NEVADA ON OCTOBER 22, 1971, IN BOOK 92, AT PAGE 541, AS DOCUMENT NO.  
55071, DOUGLAS COUNTY, NEVADA.**

**TOGETHER WITH A PARCEL OF LAND, THE NORTHERLY LINE BEING ADJACENT TO  
AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1, ALL MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1;  
THENCE SOUTH 26°35'00" WEST, 107.00 FEET;  
THENCE NORTH 66°22'16" WEST, 95.13 FEET;  
THENCE NORTH 26°35'00" EAST, 96.90 FEET;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF  
90°00'00", RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.56 FEET;  
THENCE SOUTH 63°25'00" EAST, 80.00 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN  
THAT CERTAIN DOCUMENT RECORDED AUGUST 30, 2013, IN BOOK 813, PAGE 8611,  
AS INSTRUMENT NO. 829883.**

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, together with all water rights, if any, thereto belonging or appertaining, issues or profits thereof.

Date: 09/25/2013

COPY

