

DOC # 832939
10/30/2013 02:37PM Deputy: SG

OFFICIAL RECORD

Requested By:

First American Title State

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 3 Fee: \$16.00

BK-1013 PG-6227 RPTT: EX#007



A.P.N.: 1319-03-811-007
File No: 141-2454907 (NMP)
R.P.T.T.:

When Recorded Mail To: Mail Tax Statements To:

Kathleen M. Duarte

2863 Cellers Dr.

Wormore, CA

94550

GRANT, BARGAIN and SALE DEED

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

Kathleen M. Duarte, a married woman as her sole and separate property

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

George L. Duarte and Kathleen M. Duarte, Trustees of The George L. Duarte and Kathleen M. Duarte Revocable Living Trust dated August 25, 1992

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

PARCEL I:

LOT 7 BLOCK A AS SAID LOT AND BLOCK IS SET FORTH ON THE FINAL MAP OF GENOA LAKES PHASE 2, A PLANNED UNIT DEVELOPMENT, RECORDED JUNE 2, 1994 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA AS DOCUMENT NUMBER 338683.

PARCEL II:

THAT CERTAIN EXCLUSIVE USE AND LANDSCAPE EASEMENT DESCRIBED AS FOLLOWS:

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST AMERICAN TITLE CO.



COMMENCING AT THE TIE CORNER OF UNIT 7 AS SHOWN ON THE FINAL MAP FOR GENOA LAKES PHASE 2 PLANNED UNIT DEVELOPMENT, DOCUMENT NO. 338683 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, SAID POINT BEARS NORTH 20°08'17" WEST, 122.89 FEET FROM TIE POINT 'D' AS SHOWN ON THE GENOA LAKES PHASE 2 FINAL MAP; THENCE NORTH 42°52'19" EAST 22.33 FEET TO THE SOUTHWESTERLY CORNER OF SAID UNIT NO. 7; THENCE NORTH 42°52'19" EAST, ALONG THE WESTERLY LINE OF SAID UNIT NO. 7, 14.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 47°07'41" WEST, 13.73 FEET; THENCE NORTH 18°36'27" EAST, 55.00 FEET; THENCE SOUTH 51°14'27" EAST, 47.53 FEET; THENCE SOUTH 47°07'29" EAST, 58.92 FEET; THENCE SOUTH 42°52'23" WEST, 26.42 FEET TO THE NORTHWESTERLY CORNER OF UNIT NO. 8 BEING AMENDED TO THE TYPICAL HOUSE PLAN 1 AS SHOWN ON SAID GENOA LAKES PHASE 2 FINAL MAP; THENCE SOUTH 42°52'23" WEST, ALONG THE WESTERLY LINE OF SAID AMENDED UNIT 8, 57.67 FEET; THENCE NORTH 47°07'37" WEST, 15.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID UNIT 7; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINES OF SAID UNIT 7 THE FOLLOWING 13 COURSES:

1. NORTH 42°52'19" EAST, 26.59 FEET
2. NORTH 47°07'41" WEST, 6.67 FEET
3. NORTH 42°52'19" EAST, 17.83 FEET
4. SOUTH 47°07'41" EAST, 6.67 FEET
5. NORTH 42°52'19" EAST, 14.33 FEET
6. NORTH 47°07'41" WEST, 30.17 FEET
7. NORTH 02°07'41" WEST, 2.12 FEET
8. NORTH 47°07'41" WEST, 6.00 FEET
9. SOUTH 87°52'19" WEST, 2.12 FEET
10. NORTH 47°07'41" WEST, 1.50 FEET
11. SOUTH 42°52'19" WEST, 9.67 FEET
12. NORTH 47°07'41" WEST, 14.33 FEET
13. SOUTH 42°52'19" WEST, 18.55 FEET TO THE TRUE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 02, 1999, IN BOOK 0899, PAGE 0354, AS INSTRUMENT NO. 0473703

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: 10/21/2013



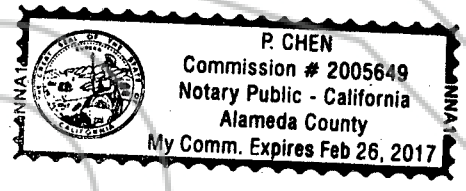
Kathleen M Duarte
Kathleen M. Duarte

STATE OF ~~NEVADA~~ CA/IS)

COUNTY OF ~~DOUGLAS~~ Alameda : ss.

This instrument was acknowledged before me on Oct 23, 2013 by
Kathleen M. Duarte

[Signature]
Notary Public
(My commission expires: 2-26-17)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 21, 2013 under Escrow No. **141-2454907**.

