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**OFFICIAL RECORD**  
Requested By:  
Anderson, Dorn, & Rader, L  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-1213 PG-1183 RPTT: EX#007



This document does not contain a social security number

  
Rebecca Knabe

APN: 1419-27-510-021

**RECORDING REQUESTED BY:**

Bradley B Anderson, Esq.  
Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO:**

JACK D. RODKEY and JUDY A. RODKEY  
P.O. Box 688  
Genoa, NV 89411

**GRANTEE'S ADDRESS:**

JACK D. RODKEY and JUDY A. RODKEY, Trustees  
RODKEY LIVING TRUST  
P.O. Box 688  
Genoa, NV 89411

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

JACK D. RODKEY and JUDY A. RODKEY,  
husband and wife, as Community Property

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

JACK D. RODKEY and JUDY A. RODKEY, Trustees,  
or their successors in trust, under the RODKEY LIVING TRUST,  
dated September 11, 2013, and any amendments thereto.





## EXHIBIT "A"

### Legal Description:

A parcel of land within portions of Sections 26 and 27, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the Northeast corner of Lot 4 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, the POINT OF BEGINNING; thence South  $38^{\circ}07'24''$  West, 254.34 feet; thence North  $49^{\circ}33'55''$  West, 7.30 feet; thence North  $56^{\circ}05'24''$  West, 107.62 feet; thence North  $37^{\circ}50'51''$  East, 261.02 feet to a point on the Southerly line of James Canyon Loop; thence along said Southerly line, along the arc of a curve concave to the Southwest, having a radius of 470.00 feet; central angle of  $06^{\circ}20'56''$ , arc length of 52.08 feet, and chord bearing and distance of South  $54^{\circ}05'20''$  East, 52.05; thence continuing along said Southerly line, South  $50^{\circ}54'52''$  East, 63.87 feet to the POINT OF BEGINNING.

The Basis of Bearing of this description is North  $89^{\circ}22'26''$  East, the North line of the Northwest one-quarter of Section 26, T. 14N., R19E., M.D.&M., as shown on Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek recorded June 11, 1998 in said office of Recorder as Document No. 441786.

RESERVING UNTO JAMES CANYON, LLC, its successors and assigns, together with the right to grant and transfer all or a portion of the same, all waters, water rights and ditch rights, appurtenant to the Property or used in connection therewith; [and

Additional Paragraph, to be used for lots 6, 8, 9, 10 and 11 of Phase 1 which are affected by sewer easement:

FURTHER RESERVING UNTO JAMES CANYON, LLC for itself, its successors and assigns, and each of their respective agents, representative, employees and contractors, a perpetual non-exclusive easement over, across and through that portion of the lot above described which is described in Exhibits "A" through "F" inclusive, in that certain Grant, Bargain and Sale Deed recorded on June 15, 2004, as Document No. 0616168, in the office of the County Recorder of Douglas County, State of Nevada, as a 20' wide sanitary sewer easement ("Easement Areas"), which Easement Areas are depicted on Exhibit "G" in that certain Grant, Bargain and Sale Deed recorded on June 15, 2004, as Document No. 0616168, in the office of the County Recorder of Douglas County, State of Nevada, for the purpose of installing, constructing and repairing a sanitary sewer line and other sewer systems within the Easement Area;]



SUBJECT, HOWEVER, TO:

- (1) The Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 6, 2002, in the office of the County Recorder of Douglas County, Nevada, as document no. 0536361, official records; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions and Easements for Mountain Meadow Estates recorded on March 27, 2002, as document no. 0538054, of said official records, as further amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Meadow Estates recorded April 8, 2003, as Document No. 0572832, of said official records, and as further amended by the Third Amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Creek Estates recorded October 1, 2003, as Document No. 0592125, of said official records.
- (2) All other covenants, conditions, restrictions, reservations, rights-of-way and easements recorded against the Property prior to or concurrently with this Deed, and all other matters of record or apparent.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on June 15, 2004, as Document No. 0616168 in Douglas County Records, Douglas County, Nevada.

**APN: 1419-27-510-021**

**Property Address: 345 JAMES CANYON LOOP, GENOA, NV 89411**