

DOC # 835829
12/20/2013 01:40PM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1213 PG-3873 RPTT: EX#007

A.P.N.: 1220-17-401-007
File No: 121-2458117 (LS)
R.P.T.T.: \$ 0



When Recorded Mail To: Mail Tax Statements To:
Bruce D. Kingsland and Cynthia M. Kingsland
811 Kingsland Court
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Bruce Douglas Kingsland and Cynthia Mary Kingsland, trustees of the Kingsland Family Revocable Trust, U.T.D. April 10, 2000, who acquired title as Kingsland Family Revocable Trust, U.T.D. April 20, 2000

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

Bruce D. Kingsland and Cynthia M. Kingsland, 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:

PARCEL I:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2, AS SHOWN ON THE OFFICIAL MAP OF TIERRA LINDA ESTATES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 14, 1965, FILING NO. 29457; THENCE SOUTH 0°23'30" EAST, ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 485.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, CONTINUING ALONG SAID WEST LINE OF LOT 2 AND THE WEST LINE OF LOT 3, AS SHOWN ON SAID MAP, SOUTH 0°23'30" EAST, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID TIERRA LINDA ESTATES, A POINT ON THE SOUTHERLY LINE OF SECTION 17; THENCE ALONG SAID SECTION LINE, SOUTH 89°52'30" WEST, A DISTANCE OF 330.00 FEET; THENCE LEAVING SAID SECTION LINE, NORTH 0°23'30" WEST A DISTANCE OF 330 FEET; THENCE NORTH 89°52'30" EAST TO THE TRUE POINT OF COMMENCEMENT.

PARCEL II:



TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN WIDTH LYING EASTERLY OF, PARALLEL AND CONTIGUOUS TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RALPH R. MARTINI, ET UX, BY DEED RECORDED OCTOBER 12, 1970 IN BOOK 80 OF OFFICIAL RECORDS, PAGE 176, UNDER SERIAL NO. 49790.

PARCEL III:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR ROAD AND UTILITY PURPOSES 50 FEET IN THE WIDTH LYING EASTERLY OF, PARALLEL AND CONTIGUOUS TO A LINE COMMENCING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREINABOVE DESCRIBED AND RUNNING THENCE NORTH 0°23'30" WEST TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND CONVEYED TO RALPH R. MARTINI, ET UX, BY DEED RECORDED OCTOBER 12, 1970 IN BOOK 80 OF OFFICIAL RECORDS, PAGE 176, UNDER SERIAL NO. 49790.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 06, 1971, IN BOOK 92, PAGE 121, AS INSTRUMENT NO. 54792.

Subject to

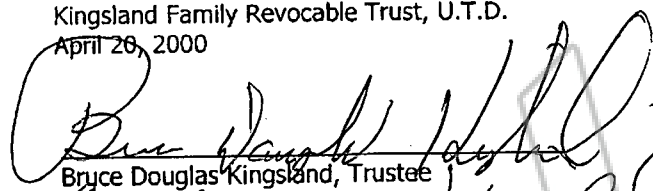
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

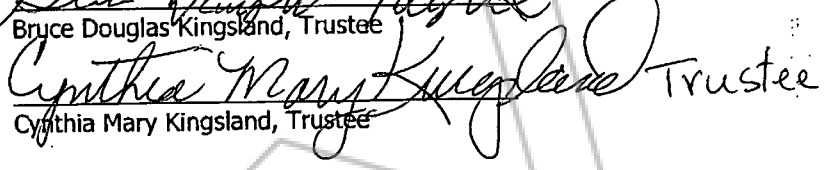
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/16/2013



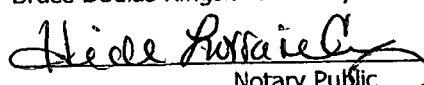
Kingsland Family Revocable Trust, U.T.D.
April 26, 2000


Bruce Douglas Kingsland, Trustee


Cynthia Mary Kingsland, Trustee

STATE OF NEVADA)
COUNTY OF DOUGLAS)
:SS.

This instrument was acknowledged before me on
12-16-13 by

Bruce Douglas Kingsland and Cynthia Mary Kingsland

Notary Public
(My commission expires: 9-12-2016)

HEIDE LORRAINE CRUZ
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 04-91778-12 - Expires September 12, 2016

HEIDE LORRAINE CRUZ
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 04-91778-12 - Expires September 12, 2016