

DOC # 837470  
01/29/2014 12:04PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
First American Title Reno  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-114 PG-4762 RPTT: 1189.50



A.P. No. 1220-24-601-046  
Escrow No. 12142-2459231-MO/VT  
R.P.T.T. \$1,189.50

*WHEN RECORDED RETURN TO:*

Diane M. Yruretagoyena  
1969 Mule Lane  
Gardnerville, NV 89410

*MAIL TAX STATEMENTS TO:*

1969 Mule Lane  
Gardnerville, NV 89410

**GRANT, BARGAIN and SALE DEED**

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

Tatiana E. Bedrin, as Trustee of The Tatiana E. Bedrin 2012 Trust, created July 17, 2012

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

Diane M. Yruretagoyena, a married woman as her sole and separate property

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

**PARCEL 1:**

**PARCEL C, AS SHOWN ON THAT PARCEL MAP FOR PHIL SULLIVAN, RECORDED JUNE 16, 1980, IN BOOK 680 OF OFFICIAL RECORDS, AT PAGE 1330, AS DOCUMENT NO. 45330, DOUGLAS COUNTY, NEVADA, BEING A PARCEL MAP OF LOT 6, AS SHOWN ON THE OF RUHENSTROTH RANCHOS SUBDIVISION, RECORDED APRIL 14, 1965, AS DOCUMENT NO. 27706, AND AS SAID LOT 6 SHOWN ON THE AMENDED MAP OF RUHENSTROTH RANCHOS SUBDIVISION, RECORDED MARCH 11, 1976, AS DOCUMENT NO. 88873, BOTH OFFICIAL RECORDS OF DOUGLAS, COUNTY, STATE OF NEVADA.**

**PARCEL 2:**

**TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD AND UTILITY PURPOSES OVER AND ACROSS THE NORTH 25 FEET OF PARCELS A & B, AS SET FORTH ON SAID PARCEL MAP.**

*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: 01/02/2014



Tatiana E. Bedrin, as Trustee of The Tatiana  
E. Bedrin 2012 Trust, created July 17, 2012

*Tatiana E. Bedrin, Trustee*

Tatiana E. Bedrin, Trustee

STATE OF NEVADA )  
 )  
 ) : ss.  
COUNTY OF ~~CARSON~~ )  
CITY ~~Douglas~~ )



This instrument was acknowledged before me on

January 9, 2014 by

**Tatiana E. Bedrin.**

*[Signature]*  
\_\_\_\_\_  
Notary Public

(My commission expires: 1-27-16 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
01/02/2014 under Escrow No. 12142-2459231