

DOC # 840064
03/26/2014 03:15PM Deputy: SG
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-314 PG-4529 RPTT: 487.50

A.P.N.: 1320-11-001-008
File No: 143-2461942 (Rt)
R.P.T.T.: \$487.50 C



When Recorded Mail To: Mail Tax Statements To:
Jason A. Werner and Kimberly Lynn Werner
1600 Chiquita Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Karen Anne Kincaid HallFord, an unmarried woman

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

Jason A. Werner and Kimberly Lynn Werner, 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:

A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, T.13N., R.20E., M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, PROCEED S 89°59'11" E, 2,634.98 FEET, TO A POINT;

THENCE S 0°01'10" E 1320.00 FEET, TO THE TRUE POINT OF BEGINNING, WHICH IS THE NORTHEAST CORNER OF THE PARCEL;

THENCE S 0°01'10" E, 440.00 FEET, TO THE SOUTHEAST CORNER OF THE PARCEL;

THENCE N 89°59'11" W, 495.00 FEET, ALONG THE CENTER OF A FIFTY FOOT WIDE EASEMENT FOR A PUBLIC ROAD AND UTILITIES, TO THE SOUTHWEST CORNER OF THE PARCEL;

THENCE N 0°01'10" W, 440.00 FEET, TO THE NORTHWEST CORNER OF THE PARCEL;

THENCE S 89°59'11" E, 495.00 FEET, TO THE TRUE POINT OF BEGINNING, AND MORE FULLY SHOWN AS PARCEL 3 ON THAT CERTAIN PARCEL MAP FILED ON THE 3RD DAY OF SEPTEMBER 1976, UNDER DOCUMENT NO. 02981.



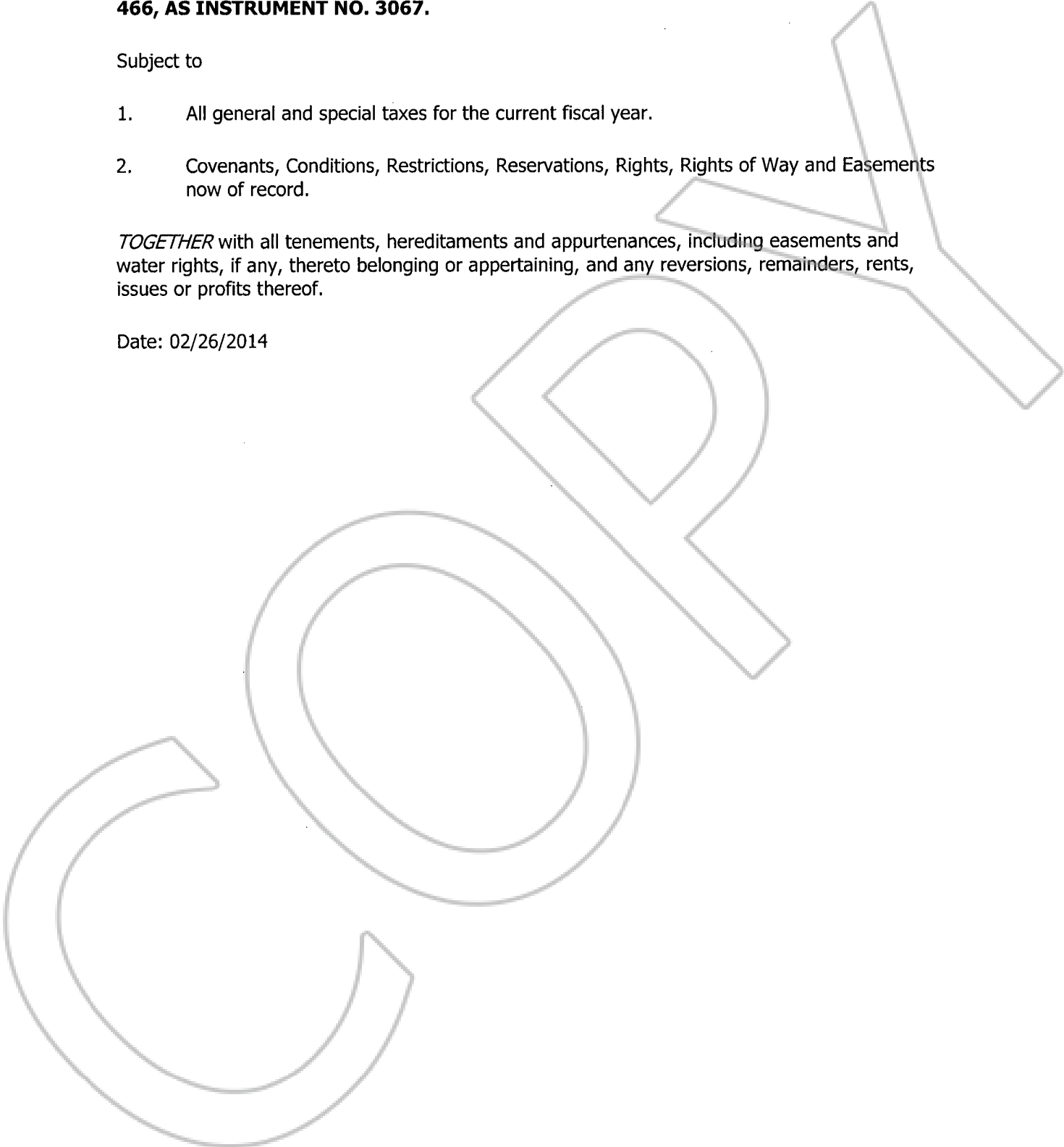
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 08, 1976, IN BOOK 976, PAGE 466, AS INSTRUMENT NO. 3067.

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: 02/26/2014





Karen Anne Kincaid Hallford
Karen Anne Kincaid Hallford

California
STATE OF ~~NEVADA~~)
: ss.
COUNTY OF)
~~DOUGLAS~~ Stanislaus

This instrument was acknowledged before me on
03/24/2014 by
Karen Anne Kincaid Hallford.

Kathryn Marie Escobar
Kathryn Marie Escobar Notary Public
(My commission expires: 12/14/2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
03/24/2014 under Escrow No. 143-2461942