

DOC # 841507
04/24/2014 03:13PM Deputy: AR

OFFICIAL RECORD

Requested By:

First American Title State
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-414 PG-4806 RPTT: 17940.00

A.P.N.: 1418-27-210-013
File No: 141-2462943 (NMP)
R.P.T.T.: \$17,940.00 C.



When Recorded Mail To: Mail Tax Statements To:
The Jim and Dawn Wetterling Family Trust
9204 Golden Eagle Drive
Las Vegas, NV 98134

GRANT, BARGAIN and SALE DEED

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

Leslie Biller and Sheri J. Biller, husband and wife, as joint tenants

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

James Edward Wetterling, Jr. and Dawn Swimmer Wetterling, Co-Trustees of The Jim and Dawn Wetterling Family Trust, dated June 4, 2004

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

PARCEL NO. 1

THE SOUTHERLY 25 FEET OF LOT 10, ALL OF LOT 11, AND THE NORTHERLY 25 FEET OF LOT 12, AS SHOWN ON THE MAP OF CAVEROCK COVE, LTD. TRACT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 26, 1936, AS DOCUMENT NO. 3331. FURTHER EXCEPTING THEREFROM LOT 10 THAT PORTION CONVEYED TO D.W. MCCLEERY BY DOCUMENT RECORDED SEPTEMBER 13, 1946 IN BOOK X OF DEEDS, PAGE 591.

PARCEL NO. 2

THOSE STRIPS OF LAND LYING BETWEEN THE NORTHWESTERLY END LINE OF EACH LOTS, OR PORTION OF LOT, DESCRIBED IN PARCEL NO. 1, DESCRIBED ABOVE, AND THE LOW WATER LINE OF LAKE TAHOE, AND LYING BETWEEN THE SIDE LINES OF EACH OF SAID LOTS, OR PORTION OF LOTS, EXTENDED TO THE LOW WATER LINE OF LAKE TAHOE. EXCEPTING THEREFROM ANY PORTIONS OF THE ABOVE DESCRIBED PARCEL LYING BELOW THE LOW WATER LINE OF LAKE TAHOE.

PARCEL NO. 3



A NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER, UNDER AND ACROSS A PARCEL OF LAND LYING WHOLLY WITHIN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M., BEING A PORTION OF PITTMAN TERRACE ABANDONED BY INSTRUMENT RECORDED FEBRUARY 27, 1946, IN BOOK D OF MISCELLANEOUS RECORDS, PAGE 321, DOUGLAS COUNTY, NEVADA, RECORDS, AS DELINEATED ON THE MAP OF CAVEROCK COVE, LTD. TRACT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 26, 1936, AS DOCUMENT NO. 3331 LYING EASTERLY OF THE HEREIN-ABOVE DESCRIBED PARCEL NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

ALL THAT PORTION OF PITTMAN TERRACE RUNNING SOUTHWESTERLY FROM THE LINE CONNECTING THE SOUTH WEST CORNER OF LOT 23, WITH THE ANGLE FRONT OF ROAD LYING ON THE EAST LINE OF LOT 11, TO THE SOUTH BOUNDARY OF SAID SUBDIVISION, BEING A LENGTH OF ROAD APPROXIMATELY 279 FEET LONG AND 30 FEET WIDE.

EXCEPT THEREFROM ALL THAT PORTION OF SAID LAND CONVEYED TO TAHOE-DOUGLAS DISTRICT, IN DEED RECORDED AUGUST 14, 1974, IN BOOK 874 OF OFFICIAL RECORDS AT PAGE 428, AS DOCUMENT NO. 74758.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 6, 1998, IN BOOK 1198, PAGE 1315, AS INSTRUMENT NO. 453449.

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: 03/17/2014

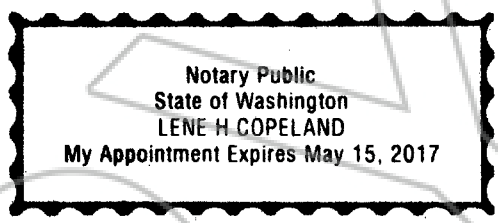


Leslie Biller

Leslie Biller

Sheri J. Biller

Sheri J. Biller



STATE OF ~~Washington~~ **NEVADA**)
COUNTY OF ~~DOUGLAS~~ **King**) : ss.

This instrument was acknowledged before me on April 7, 2014 by **Leslie Biller and Sheri J. Biller, husband and wife, as joint tenants.**

Len H. Copeland
Notary Public
(My commission expires: May 15, 2017)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 17, 2014** under Escrow No. **141-2462943**.