

DOC # 841621  
04/25/2014 02:24PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$41.00  
BK-414 PG-5191 RPTT: 1712.10



A.P.N.: 1420-34-303-001  
File No: 143-2462734 (SC)  
R.P.T.T.: \$1,712.10

When Recorded Mail To: Mail Tax Statements To:  
Michael Scerri and Debra Scerri  
1481 Downs Drive  
Minden, NV 89423

**GRANT, BARGAIN and SALE DEED**

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

Colin P. Tams, an unmarried man, and Cindi L. Miller, an unmarried woman as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

MIKE SCERRI AND DEBRA JEAN MARIE SCERRI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

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

**THAT PORTION OF SECTION 34, TOWNSHIP 14, RANGE 20, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND, BEING A PORTION OF LOT 1 OF THE ORIGINAL ARTEMESIA SUBDIVISION, IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 34 BEARS SOUTH 7°40'55" EAST, 2471.36 FEET; THENCE SOUTH 89°58' WEST, 302.50 FEET TO STEWART AVENUE; THENCE NORTH 0°03' EAST, 140.67 FEET ALONG STEWART AVENUE; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 20 FEET, THROUGH AN ANGLE OF 89°52'20" FOR LENGTH OF 31.37 FEET; THENCE NORTH 89°55'20" EAST, 282.54 FEET; THENCE SOUTH 0°03' WEST, 160.88 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 12, 2013, IN BOOK 1113 PAGE 2499, AS INSTRUMENT NO. 833727.**

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: 03/12/2014

COPY



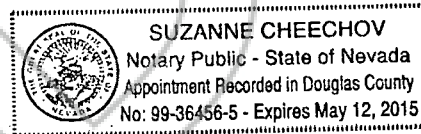
*Colin P. Tams*  
Colin P. Tams

*Cindi L. Miller*  
Cindi L. Miller

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on *4/4/2014* by  
**Colin P. Tams and Cindi L. Miller**

*Suzanne Cheechov*  
Notary Public  
(My commission expires: *5/12/2015*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 12, 2014** under Escrow No. **143-2462734**.

STATE OF NEVADA,  
County of *Douglas* ss.

On *4/11/2014* personally appeared before me, a notary public, *Colin P. Tams*  
personally known or proved to me to be the person whose name is subscribed to the above instrument who  
acknowledged that he executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my  
hand and affixed my official stamp at my office in the  
County of *Douglas*  
the day and year in this certificate first above written.

*Suzanne Cheechov*  
Signature of Notary

