

DOC # 842249
05/09/2014 11:33AM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-514 PG-1810 RPTT: 5070.00



A.P. No. 1320-30-702-023
Escrow No. 143-2465190-Rt/VT
R.P.T.T. \$5,070.00

WHEN RECORDED RETURN TO:
Edward James Bischofberger, Trustee
1227 Golden Eagle Court
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
1227 Golden Eagle Court
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

TEB, LLC A Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

Edward James Bischofberger, Trustee of the Edward James Bischofberger Trust
Agreement dated December 11, 2002

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

PARCEL I:

**ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE
NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NE¹/₄ SE¹/₄) OF
SECTION 30, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN,
COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND AS DESCRIBED IN THAT CERTAIN DEED, RECORDED DECEMBER
28, 1954 IN BOOK B-1 OF DEEDS, AT PAGE 231, TOGETHER WITH A PORTION OF
PARCEL 2A, AS DESCRIBED IN THOSE CERTAIN GRANT DEEDS FOR THE PURPOSE OF
ADJUSTING BOUNDARIES, RECORDED JUNE 25, 1996, IN BOOK 0696, AT PAGE 4259,
AS DOCUMENT NO. 390733, AND ALSO AS SHOWN ON THAT RECORD OF SURVEY IN
SUPPORT OF A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL 2 AND PARCEL 4 OF
PARCEL MAP FOR WESTERN NEVADA PROPERTIES, INC., ET. AL., RECORDED MARCH
27, 1996 AS DOCUMENT NO. 384165 IN THE OFFICIAL RECORDS OF DOUGLAS
COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE MOST WESTERLY CORNER OF SAID PARCEL 2A MARKED BY A
5/8" REBAR WITH CAP, P.L.S. 3209, AS SHOWN ON SAID DOCUMENT NO. 384165;**

THENCE SOUTH 63°25'00" EAST, 112.32 FEET;

THENCE SOUTH 26°35'00" WEST, 144.00 FEET;

**THENCE SOUTH 63°25'00" EAST, 208.70 FEET TO THE NORTHWEST CORNER OF SAID
PARCEL OF LAND PER BOOK B-1, PAGE 231, SAID POINT BEING ALSO ON THE
SOUTHERLY LINE OF PARCEL 2A, THE POINT OF BEGINNING;**



THENCE NORTH 26°35'00" EAST, 59.00 FEET;

THENCE SOUTH 63°25'00" EAST, 151.30 FEET;

THENCE SOUTH 26°35'00" WEST, 59.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND PER BOOK B-1, PAGE 231, SAID POINT BEING ALSO THE MOST SOUTHERLY CORNER OF SAID PARCEL 2A;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 63°25'00" EAST, 53.70 FEET OF THE NORTHEAST CORNER OR SAID PARCEL OF LAND PER BOOK B-1, PAGE 231;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND PER BOOK B-1, PAGE 231, SOUTH 26°35'00" WEST, 208.70 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND PER BOOK B-1, PAGE 231, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 395;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 63°25'00" WEST, 205.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL PER BOOK B-1, PAGE 231;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 26°35'00" EAST, 208.07 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT GRANT, BARGAIN, SALE DEED, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 25, 2004, IN BOOK 0304 PAGE 11902, AS DOCUMENT NO. 608307, OF OFFICIAL RECORDS.

PARCEL II:

TOGETHER WITH THAT ACCESS EASEMENT, THE TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED ON APRIL 07, 2004, IN BOOK 0404, PAGE 03053, AS DOCUMENT NO. 609586, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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: 05/07/2014



TEB, LLC

By: Corporate Management Services, Inc,
a Nevada corporation

By: James S. Bradshaw, Manager

STATE OF **NEVADA**)

: **ss.**

COUNTY OF)
DOUGLAS



This instrument was acknowledged before me on

5/8/14 by
~~TEB, LLC~~ James S. Bradshaw

Notary Public

(My commission expires: 4/10/15)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
05/07/2014 under Escrow No. 143-2465190