

DOC # 843483  
05/30/2014 09:41AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
eTRCo, LLC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$18.00  
BK-514 PG-5941 RPTT: 1209.00



APN#: 1220-11-001-038 & 1220-11-001-039  
RPTT: \$1,209.00

Recording Requested By:  
Western Title Company

Escrow No.: 064631-TEA  
When Recorded Mail To:  
Michael Joseph Buffo  
P.O. Box 172  
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)



## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Larry R. Martin, a married man, as his sole and separate property

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Michael Joseph Buffo, a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

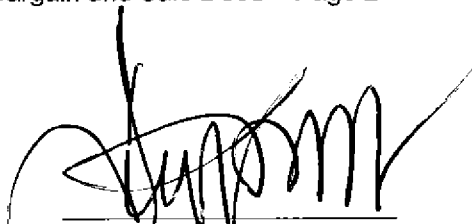
See Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/16/2014



Grant, Bargain and Sale Deed – Page 2

  
\_\_\_\_\_  
Larry R. Martin

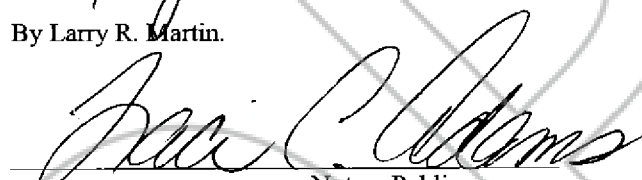
STATE OF Nevada

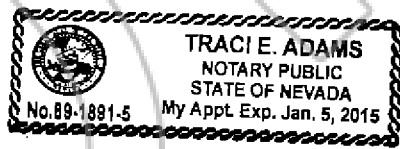
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
May 29, 2014

By Larry R. Martin.

  
\_\_\_\_\_  
Notary Public





**EXHIBIT "A"**

**All that certain real property situate in the County of Douglas, State of Nevada, described as follows:**

**PARCEL 1:**

**A PARCEL OF LAND WITHIN THE NE 1/4 OF SECTION 11, T. 12N., R 20E., M.D.B. & M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE E 1/4 CORNER OF SECTION 11, T. 12N., R. 20E., M.D.B & M.; THENCE N2°04'45"W A DISTANCE OF 1,032.81 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 8703 WHICH IS THE TRUE POINT OF BEGINNING; THENCE N00°08'00" E A DISTANCE OF 145.51 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE N89°49'22"W A DISTANCE OF 346.94 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S00°06'42"W A DISTANCE OF 132.71 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S89° 51'30"E A DISTANCE OF 47.00 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S00°06'42"W A DISTANCE OF 13.05 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 8703; THENCE S89°52'00" E A DISTANCE OF 299.89 FEET TO THE TRUE POINT OF BEGINNING**

**THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE NORTHERLY LINE OF APN 23-211-112 AS PER THE RECORD OF SURVEY FOR NICHOLAS A. AND MARGOT ZINELIS, DOCUMENT #395032, OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA, SAID LINE BEARS N89°52'00"W.**

**NOTE: The above metes and bounds description appeared previously in that certain Gant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 10, 2012, as Document No. 800572, in Book 412, Page 2782, of Official Records.**

**PARCEL 2:**

**A PARCEL OF LAND WITHIN THE NE1/4 OF SECTION 11, T. 12N., R. 20E., M.D.B. &M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;**

**COMMENCING AT THE E1/4 CORNER OF SECTION 11, T. 12N., R. 20E., M.D.B &M, THENCE N2°04'45"W A DISTANCE OF 1,032.81 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 8703; THENCE N00°08'00"E A DISTANCE OF 145.51 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090 WHICH IS THE TRUE POINT OF BEGINNING; THENCE N00°08'00"E A DISTANCE OF 145.50 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE N89°46'45"W A DISTANCE OF 347.00 TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;**



**THENCE S00°06'42"W A DISTANCE OF 145.77 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090; THENCE S89°49'22"E A DISTANCE OF 346.94 FEET TO THE TRUE POINT OF BEGINNING.**

**THE BASIS OF BEARINGS OF THIS DESCRIPTION IS THE NORTHERLY LINE of APN 23-211-112 AS PER THE RECORD OF SURVEY FOR NICHOLAS A. AND MARGOT ZINELIS, DOCUMENT #395032, OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA I SAID LINE BEARS N89°52'00"W.**

**NOTE: The above metes and bounds description appeared previously in that certain Gant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 10, 2012, as Document No. 800572, in Book 412, Page 2782, of Official Records.**

**Assessor's Parcel Number(s):**

**1220-11-001-038**

**1220-11-001-039**

