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OFFICIAL RECORDS

Requested By
MAUPIN COX & LEGOY

A.P.N. 1319-09-602-001

Recordation requested by:
Maupin, Cox & LeGoy

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
BK: 0714 Pg: 4351 RPTT # 7



Deputy: sd

After recordation return Deed and mail future property tax statements to the following

address of Grantee:

Lena Ruppman, Trustee
963 Topsy Lane, Suite 306-194
Carson City, NV 89705

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.
Porter J. Hung
Signature of Declarant or Agent

GRANT, BARGAIN AND SALE DEED

Without consideration, Lena Ruppman ("Grantor"), a widow, hereby grants, bargains, and sells with full warranty of title to Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust ("Grantee"), all of the right, title, and interest of the Grantor in the parcels of real property located in Douglas County, Nevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein.

This conveyance is subject to the following liens and encumbrances:

1. The lien of real property taxes and assessments for the fiscal year July 1, 2013, through June 30, 2014.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record if any.
3. Monetary liens of record, if any.

This conveyance includes any and all water and water rights, ditch and ditch rights, reservoir and reservoir rights, minerals and mineral rights, development rights, grazing permits, and storage

rights appurtenant to the interest in the real property being conveyed, the other tenements, hereditaments, and appurtenances of the real property being conveyed, and the rents, issues, and profits thereof.

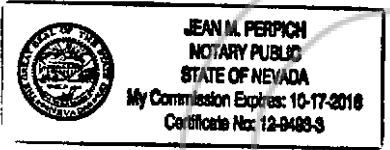
Dated this 8 day of July, 2014.

Lena H. Ruppman
Lena Ruppman

STATE OF NEVADA

COUNTY OF ~~DOUGLAS~~ CARSON CITY

This Grant, Bargain and Sale Deed was acknowledged before me on July 8th, 2014, by Lena Ruppman.



Jean M. Perpich
Notary Public

EXHIBIT A

That portion of Parcel No.2 as said parcel is set forth on the Parcel Map for Robert Brush, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.B. & M., filed for record December 10, 1975, in Book 1275, Page 478, Document No. 86061, Official Records of Douglas County, State of Nevada, described as follows:

BEGINNING at the Southwest corner of said Parcel No. 2, thence North 80°46'09" West to a 1/2" diam. rebar with plug stamped R.L.S. 1802, 197.49 Feet; thence South 81°07'14": East 207.56 Feet to the Southeast corner of Parcel No. 2 as set forth on said Parcel Map; thence North 00°05'37" West, 127.59 Feet to the Northeast corner of said Parcel No. 2; thence North 72°14'45" West 420.22 Feet to the Northwest corner of said Parcel No. 2; thence South 00°05'37" East 255.73 Feet to the Southwest corner and the Point of Beginning.

SUBJECT TO AND TOGETHER WITH the right of the owners of Parcel No. 1, being the adjacent parcel of land, to use the nonexclusive private road easement across Parcel No. 2 as described herein. The road easement being 12.5 Feet on each side of the center line described more specifically below and with the sidelines being extended or shortened to extend to the property lines in question:

BEGINNING at the Southeast corner of Parcel No. 2 as set forth on the Parcel Map for Robert Brush, filed for record December 10, 1975, in Book 1275, Page 478, Document No. 86061, Official Records of Douglas County, State of Nevada; thence West 37.5 Feet to the True Point of Beginning on the centerline of easement; thence 12.5 Feet on each side of the following described courses; North 43°23'57" West 59.94 Feet; thence South 40°24'28" West 12.57 Feet; thence South 45°05'26" West, 25.00 Feet more or less to the proposed adjusted property line for Parcel No. 2.

All the above as delineated on the Record of Survey for Robert P. Brush and Juliet Dix Brush being recorded August 7, 1984, in Book 884, Page 457, Document No. 104602, Official Records of Douglas County, State of Nevada.

A.P.N. 1319-09-602-001

The above legal description was contained in the Grant, Bargain and Sale Deed dated December 21, 1990, recorded as document no. 242592, Book 191, Page 1026, in the Official Records of the Douglas County Recorder on January 10, 1991.