

DOC # 846962
07/25/2014 02:31PM Deputy: SG
OFFICIAL RECORD
Requested By:
eTRCo, LLC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-714 PG-6012 RPTT: 680.55

APN#: 1219-03-002-019
RPTT: \$680.55

Recording Requested By:
Western Title Company
Escrow No.: 065812-ARJ

When Recorded Mail To:
Arnold L. Peterson
Virginia Peterson
218 Buena Vista Court
Gardnerville, NV 89460

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

Anu Jansse

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,

Steven R. Felstein and Kathleen Felstein, Trustees of the Steven R. and Kathleen Felstein Family Trust dated July 11, 1997

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

Arnold L. Peterson and Virginia Peterson, Husband and Wife as Joint Tenants

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

See attached 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: 07/21/2014



Grant, Bargain and Sale Deed – Page 2

The Steven R. and Kathleen Felstein Family Trust dated July 11, 1997

Steven R. Felstein
Steven R. Felstein, Trustee

Kathleen Felstein
Kathleen Felstein, Trustee

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

} ss

This instrument was acknowledged before me on

JULY 24TH, 2014

By Steven R. Felstein and Kathleen Felstein.

[Signature]
Notary Public





EXHIBIT "A"

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

A portion of the Southwest 1/4 of the Southwest 1/4, Section 3, Township 12 North, Range 19 East, M.D.B. & M., as shown on the official map, described as follows:

Commencing at the Southwest corner of the said Section 3, proceed North $0^{\circ}12'19''$ West 1,325.70 feet, along the section line; thence North $89^{\circ}58'21''$ East 274.75 feet to the True Point of Beginning, said True Point of Beginning being the Northeast corner of the parcel described in the deed to Gareth E. Harmon, etux, Recorded December 22, 1972, in Book 1272, Page 573, Official Records; thence continuing North $89^{\circ}58'21''$ East 432.30 feet to the Northwesterly line of Sierra Shadows Drive; thence South $20^{\circ}40'37''$ West along the aforesaid line 277.16 feet; thence around a curve to the right having a central angle of $85^{\circ}01'29''$ a radius 20 feet a distance of 29.68 feet; thence north $74^{\circ}17'54''$ West 219.52 feet; thence around a curve to the left having a central angel of $292^{\circ}30'10''$ a radius of 45 feet a distance of 56.51 feet to the Southeast corner of the aforesaid Harmon parcel; thence North $17^{\circ}15'49''$ West along the Easterly line of said Harmon Parcel 189.35 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on January 3, 2006, as Document No. 665073, in Book 0106, Page 1490 and re-recorded on January 11, 2006, as Document No. 665587, in Book 0106, Page 4126, of Official Records.

Assessor's Parcel Number(s):
1219-03-002-019