

DOC # 847002
07/28/2014 11:52AM Deputy: AR
OFFICIAL RECORD
Requested By:
First American Title State
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-714 PG-6114 RPTT: 2340.00



A.P.N.: 1318-10-413-015
File No: 141-2461502 (NMP)
R.P.T.T.: \$2,340.00

When Recorded Mail To: Mail Tax Statements To:
Harry Batten and Shiralee Batten
P.O. Box 65
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Donald R. Holloway, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Harry Batten and Shiralee Batten, husband and wife as joint tenants with right of survivorship

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

LOT 89, AS SHOWN ON THE OFFICIAL MAP OF ZEPHYR KNOLLS SUBDIVISION UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 14, 1957, AS DOCUMENT NO. 12699.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT REAL PROPERTY SITUATE WITHIN THE EAST 1/2 OF THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, AS DISCLOSED IN THAT CERTAIN JUDGMENT QUIETING TITLE RECORDED, JUNE 16, 2005, IN BOOK 0605, AT PAGE 7131, AT DOCUMENT NO. 647015, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 89 OF ZEPHYR UNIT 4, FILED FOR RECORD AS DOCUMENT NO. 12699 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 89, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INSPIRATION DRIVE, A SHOWN ON SAID DOCUMENT NO. 12699;

THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUNNING ALONG THE WESTERLY LINE OF SAID LOT 89, NORTH 28 DEGREES 00 MINUTES 40 SECONDS WEST, 18.70 FEET;



THENCE LEAVING SAID WESTERLY LINE, SOUTH 79 DEGREES 23 MINUTES 00 SECONDS EAST, 16.70 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INSPIRATION DRIVE;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 29 DEGREES 37 MINUTES 00 SECONDS WEST, 15.45 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 2005 IN BOOK 1205, PAGE 13740 AS INSTRUMENT NO. 664729.

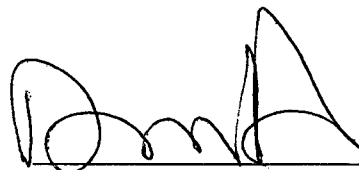
Subject to

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: 02/19/2014

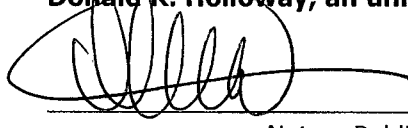




Donald R. Holloway

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

This instrument was acknowledged before me on July 25, 2014 by
Donald R. Holloway, an unmarried man.



Notary Public
(My commission expires: 2/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 19, 2014 under Escrow No. **141-2461502.**