

DOC # 848598  
08/26/2014 12:34PM Deputy: PK  
OFFICIAL RECORD

Requested By:  
First American Title State  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-814 PG-6064 RPTT: EX#005



A.P.N.: 1220-04-517-048 and 1220-04-517-049 and  
1220-04-517-050 and 1220-04-517-051 and  
1220-04-517-052 and 1220-04-517-053 and  
1220-04-517-054 and 1220-04-517-055 and  
1220-04-517-047 and 1220-04-517-046  
File No: 141-2467715 (NMP)  
R.P.T.T.: \$0.00 C

When Recorded Mail To: Mail Tax Statements To:  
Foster  
1688 Merrill Drive  
San Jose, CA 95124

**GRANT, BARGAIN and SALE DEED**

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

Sandra L. Foster, a married woman and spouse of the grantee

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

Alan Foster, a married man as his sole and separate property

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

**PARCEL NO. 1:**

**LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK C OF VALLEY VILLA SUBDIVISION,  
ACCORDING TO THE OFFICIAL MAP FILED IN THE OFFICE OF THE RECORDER OF  
DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 19, 1979 IN BOOK 1079 AT PAGE  
1711 AS DOCUMENT NO. 37990, OFFICIAL RECORDS.**

**PARCEL NO. 2:**

**ALL THAT PORTION OF THE "COMMON AREA" AS DELINEATED ON VALLEY VILLA  
SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE  
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 19, 1979,  
DESCRIBED AS FOLLOWS:**



COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, THENCE SOUTH 89°44'36" WEST, 1.56 FEET; THENCE NORTH 35°33'00" WEST 118.73 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 465 FEET, A RADIAL LINE RUNNING THROUGH SAID POINT BEARS NORTH 00°23'50" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°59'43" A DISTANCE OF 56.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°18'53" EAST, 35.55 FEET; THENCE SOUTH 49°21'12" EAST, 75 FEET; THENCE SOUTH 00°18'53" EAST, 60 FEET; THENCE SOUTH 40°38'48" WEST 82.90 FEET; THENCE NORTH 53°06'21" WEST, 103.21 FEET; THENCE SOUTH 78°55'40" WEST, 53.65 FEET; THENCE NORTH 11°04'20" WEST, 91.35 FEET TO A POINT ON THE SOUTHERLY LINE OF APOLLO AVENUE, 50 FEET WIDE, SAID POINT BEING A CURVE, HAVING A RADIUS OF 245 FEET AND BEING CONCAVE TO THE NORTHWEST, A RADIAL LINE RUNNING THROUGH SAID POINT BEARS NORTH 35°11'37" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°48'23" AN ARC DISTANCE OF 93.24 FEET; THENCE NORTH 33°00'00" EAST, 16.25 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID SUBDIVISION, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 465 FEET, A RADIAL LINE RUNNING THROUGH SAID POINT BEARS NORTH 16°15'33" EAST; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°39'40" AN ARC DISTANCE OF 78.36 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK C, SAID VALLEY VISTA SUBDIVISION.

SAID PARCEL IS BEING IDENTIFIED AS (NOT A PART) LOT A-1 IN BLOCK C OF THE AMENDED PLAT OF VALLEY VISTA SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDED NOVEMBER 30, 1988 IN BOOK 1188, PAGE 4421 AS DOCUMENT NO. 191759, EXCEPTING THEREFROM LOTS 6 THROUGH 14, INCLUSIVE, IN SAID BLOCK C.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 6, 2014 IN BOOK 0214, PAGE 603 AS INSTRUMENT NO. 837823, 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: 08/22/2014



Sandra L Foster  
Sandra L. Foster

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

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 22, 2014** under Escrow No. **141-2467715**.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

State of California, County of Santa Clara  
On 08/25/14 before me, Upendra Patel Notary Public,  
Personally appeared Sandra L. Foster

Who proved to me on the basis of satisfactory evidence to  
Be the person(s) whose name(s) is/are subscribed to the  
Within instrument and acknowledged to me that he/she/they  
Executed the same in his/her/their authorized capacity(ies),  
and that by his/her/their signature(s) on the instrument the person(s)  
or the entity upon behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State of California  
That the forgoing paragraph is true and correct.

WITNESS my hand and official seal. [Signature]  
Signature of Notary Public 08-25-2014

