

DOC # 848671
08/27/2014 03:13PM Deputy: SG
OFFICIAL RECORD

Requested By:
First American Title Mindel
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-814 PG-6407 RPTT: 916.50



A.P. No. 1320-29-118-024
Escrow No. 143-2469807-Rt/VT
R.P.T.T. \$916.50

WHEN RECORDED RETURN TO:
Richard H. Benke and Karen J. Benke
1766 Evergreen Court
Minden, NV 89423

MAIL TAX STATEMENTS TO:
1766 Evergreen Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Gino J Simoni Sr. Trustee of the Gino J. Simoni Sr. Revocable Living Trust dated August 30, 2007

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

Richard Benke and Karen Benke, 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:

PARCEL 1:

UNIT 149 ON OFFICIAL MAP OF WINHAVEN UNIT NO. 4, PHASE B, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON AUGUST 19, 1993 IN BOOK 893, PAGE 3899 AS DOCUMENT NO. 315527.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990 IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, OFFICIAL RECORDS.

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.



Gino J Simoni Sr. Trustee of the Gino J.
Simoni Sr. Revocable Living Trust dated
August 30, 2007

X Gino J. Simoni Sr. Trustee
Gino J. Simoni, Sr, Trustee

STATE OF ~~NEVADA~~ California
: ss.

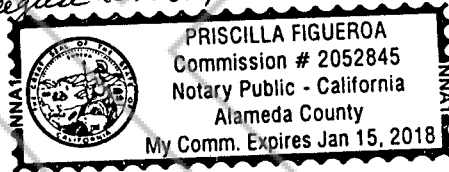
COUNTY OF
~~DOUGLAS~~ Alameda

This instrument was acknowledged before me on August 26, 2014
by

Gino J Simoni Sr.

Priscilla Figueroa
Notary Public

(My commission expires: 01-15-2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
08/26/2014 under Escrow No. 143-2469807