

DOC # 849088  
09/05/2014 10:40AM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-914 PG-1063 RPTT: 1209.00

A.P.N.: 1219-14-002-064  
File No: 143-2471042 (SC)  
R.P.T.T.: \$1,209.00



When Recorded Mail To: Mail Tax Statements To:  
Andrew G. Scott  
235 Montana Avenue, Apartment 104  
Santa Monica, CA 90403

***GRANT, BARGAIN and SALE DEED***

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

Fiserv ISS & Co., Trustee FBO Gary L. Sozzi IRA

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

Andrew G. Scott, an unmarried man

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

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTH ONE-HALF (SOUTH 1/2) OF SECTION 14 , TOWNSHIP 12 NORTH RANGE 19 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, A 1931 BRASS CAP AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS FOR STEPHEN RAY & LUCETTE C. SIMON FILED FOR RECORD OCTOBER 21, 1987 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 164824;**

**THENCE NORTH 02°31'08" EAST, 1778.69 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF FOOTHILL ROAD;**

**THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, SOUTH 38°46'20" EAST, 625.58 FEET TO A 1/2" IRON PIN, NO TAG, PER SAID MAP OF DIVISION INTO LARGE PARCELS;**

**THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 77°15'20" EAST, 140.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP P.L.S. 11172, THE SOUTHWEST CORNER OF ADJUSTED PARCEL '2-C' AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DONALD L. & TONI M. ROOKER FILED FOR RECORD JUNE 24, 2003 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 581164, THE POINT OF BEGINNING;**



**THENCE ALONG THE BOUNDARY OF SAID ADJUSTED PARCEL '2-C' THE FOLLOWING FOUR COURSES:**

**NORTH 19°11'08" WEST, 269.75 FEET;  
NORTH 70°48'52" EAST, 397.99 FEET;  
SOUTH 23°05'02" EAST, 91.11 FEET;  
NORTH 70°59'23" EAST, 102.00 FEET;  
THENCE SOUTH 22°17'57" EAST, 160.65 FEET;  
THENCE SOUTH 72°49'36" WEST, 132.09 FEET;  
THENCE SOUTH 24°31'19" EAST, 66.98 FEET TO A POINT ON THE SOUTHERLY  
BOUNDARY OF SAID ADJUSTED PARCEL '2-C'  
THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 77°15'20" WEST, 391.61 FEET  
TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN  
THAT CERTAIN DOCUMENT RECORDED MARCH 09, 2006, IN BOOK 306, PAGE 3334,  
AS INSTRUMENT NO. 669556.**

Subject to

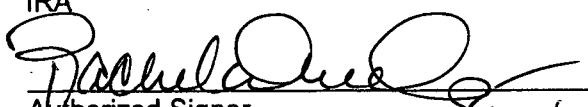
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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: 08/21/2014

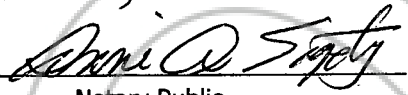


Fiserv ISS & Co., Trustee FBO Gary L. Sozzi  
IRA

  
Authorized Signor Rachel Wheeler

STATE OF Colorado )  
 )  
 ) : ss.  
COUNTY OF Denver )

This instrument was acknowledged before me on September 4, 2014 by  
**Authorized Signor for Fiserv ISS & Co., Trustee FBO Gary L. Sozzi IRA.**  
(Rachel Wheeler)

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 1/17/2015 )

**ANNIE A SIGETY**  
**NOTARY PUBLIC, STATE OF COLORADO**

My Comm. Expires 1/19/2015

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 21, 2014** under Escrow No. **143-2471042**.