

DOC # 849598
09/19/2014 08:56AM Deputy: PK

OFFICIAL RECORD

Requested By:

First American Title State

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 3 Fee: \$41.00

BK-914 PG-3376 RPTT: EX#003

A.P.N.: 1318-09-810-034
File No: 141-2470433 (NMP)
R.P.T.T.: \$0.00 C



When Recorded Mail To: Mail Tax Statements To:
Joseph T. and Constance T. Breeze
18 Meadow Way
Fairfax, CA 94930

GRANT, BARGAIN and SALE DEED

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

Joseph T. Breeze and Constance T. Breeze, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Joseph T. Breeze and Constance T. Breeze, husband and wife as community property with right of survivorship

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

PARCEL 1:

ALL OF LOT 7 AND THAT PORTION OF LOT 18, BLOCK D, AS SHOWN ON THAT CERTAIN MAP ENTITLED AMENDED MAP OF SUBDIVISION NO. 2 OF ZEPHYR COVE PROPERTIES, INC., IN SECTIONS 9 AND 10, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 5, 1929, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;
THENCE NORTH 53°30'00" EAST, 134.00 FEET;
THENCE SOUTH 36°30'00" EAST, 75.00 FEET;
THENCE SOUTH 53°30'00" WEST, 134.00 FEET;
THENCE NORTH 36°30'00" WEST, 75.00 FEET TO THE POINT OF BEGINNING.**

PARCEL 2:

A PERPETUAL UTILITY EASEMENT AS SET FORTH IN THAT CERTAIN EASEMENT DEED RECORDED SEPTEMBER 2, 1980 IN BOOK 980 OF OFFICIAL RECORDS AT PAGE 17, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 48034.



NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 23, 2012 IN BOOK 212, PAGE 4610 AS INSTRUMENT NO. 797727.

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: 09/11/2014

COPY



[Signature]

Joseph T. Breeze

[Signature]

Constance T. Breeze

STATE OF **California**)
COUNTY OF *Marin*) : ss.

This instrument was acknowledged before me on 09.16.2014 by **Joseph T. Breeze and Constance T. Breeze.**

[Signature]

Notary Public
(My commission expires: 06-21-2015)

by Joseph T. Breeze & Constance T. Breeze
proved to me on the basis of satisfactory evidence
to be the person who appeared before me. *CA Dr. Lic.*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 11, 2014** under Escrow No. **141-2470433.**

