

A.P.N.: 1418-34-303-008
R.P.T.T.: #7 Exempt



SHAWNYNE GARREN, RECORDER

E07

RECORDING REQUESTED BY:
Jordan Grace Reeder
PO Box 10454
Zephyr Cove, NV 89448

WHEN RECORDED MAIL DOCUMENT
SAME AS ABOVE

TAX BILL TO: SAME AS ABOVE

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Pamela M. O'Keefe, Trustee of the Jordan Grace Reeder Irrevocable Trust dated April
15, 1993

do(es) hereby GRANT, BARGAIN and SELL to Jordan Grace Reeder, a married woman
as her sole and separate property

the real property situates in the County of DOUGLAS, State of Nevada, described as
follows;

See attached Exhibit "A"

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.

Dated: 4.17.24

Jordan Grace Reeder Irrevocable Trust dated April 15, 1993


Pamela M. O'Keefe, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF *California*)

COUNTY OF *El Dorado*)

On *4/17/2024* before me, *D. Landerkin*,

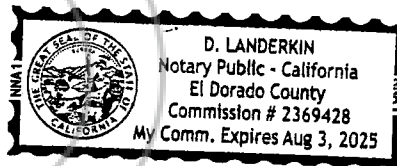
Notary Public, personally appeared
Pamela M. O'Keefe

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 Nevada that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

D. Landerkin

Notary Public



"Exhibit A"

Parcel 1:

That portion of Lot 7, of Lots of Sections 34, Township 14, North, Range 18 East, M.D.B. & M., as shown on the maps of Lots 2 and 3, Section 34, Township 14 North, Range 18 East, M.D.B. & M., filed in the office of the County Recorder of Douglas County, Nevada on March 5, 1947, described as follows:

Commencing at the Southeast corner of said Lot 3, being identical with the Southeast corner of said Lot 7, as shown on said map; thence Northerly along the Easterly line of said lots, being the North-South centerline of Section 34, a distance of 120.00 feet to a point being the Easterly corner common to the properties of Konrad Nystol, et ux, and Sherman I. Conover, et ux, recorded in Book 3 at Page 418, and in Book 4 at Page 138, respectively, of Official Records of said County; thence North 89°54'57" West along the line common to the properties of Nystol and Conover, a distance of 150.00 feet to the Southwesterly corner of the Nystol property, the TRUE POINT OF BEGINNING: thence North 89°54'57" West, 150.72 feet to the Easterly right-of-way of U.S. Route 50; thence Northerly along the right-of-way on a curve to the left, the chord of which bears North 8°03'30" West, 81.37 feet; thence South 89°48'09" East, 162.00 feet, to the Northwest corner of said Nystol property; thence South 0°28'52" West, 80.27 feet to the TRUE POINT OF BEGINNING.

Parcel 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

An undivided one-fourth interest in that certain well that bears South 4°43'40" West, a distance of 3,848.88 feet from the North Quarter Section corner of Section 34, Township 14 North, Range 18 East, M.D.B.&M., situate in the County of Douglas, State of Nevada, with an undivided one-fourth interest in the pump house equipment used in connection therewith, and the right to use an existing pipeline from said well to the hereinafter described easement with the right to install in additional pipeline paralleling the course of said existing pipeline and installed as close thereto as possible, together with right to repair, replace and maintain the same. Second party agrees to pay one-fourth of the cost of the operation, repair and replacement of said well and the equipment used in connection therewith and that the right of second party to use said well and equipment is conditioned upon the payment of said portion of said cost.

TOGETHER WITH the non-exclusive right to use for ingress to and egress from the parcel conveyed to grantees herein by Deed recorded August 28, 1969, as Document No. 45396, Douglas County, Nevada, recorded and for the purpose of installing, maintaining and replacing utility and other services for the benefit of the parcel so conveyed to grantees herein by Deed recorded as Document No. 45396, Douglas County, Nevada, records, a strip of land 20 feet in width and particularly described as follows:

COMMENCING at the Southeast corner of Lot 7, as shown on the map entitled, "Subdivision Survey" Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B.&M., and running thence North 89°53' West, along the South line of said Lot, a distance of 100 feet; thence North 0°31' East, parallel with the East line of said Lot, a distance of 100 feet to the POINT OF BEGINNING; thence continuing North 0°31' East, parallel with the East line of said lot, a distance of 20 feet to a point; thence North 89°53' West, a distance of 202.8 feet, more or less, to the Eastern right-of-way line of US Highway 50; thence Southerly along said Eastern right-of-way line, a distance of 20 feet, more or less, to a point which bears North 89°53' West from the POINT OF BEGINNING; thence South 89°53' East, a distance of 200.5 feet, more or less, to the POINT OF BEGINNING.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED May 17, 1993 AS INSTRUMENT NO. 307302.

APN: 1418-34-303-008

