

APN/Parcel ID(s): 1220-24-601-013

Order No.: TTR2401897-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Ana L. Corona and Rafael Corona
3377 Bruce Drive
South Lake Tahoe, CA 96150

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$2,648.10

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

Chelsae Colbert and Brandon Colbert, Wife and Husband as Joint Tenants,

do(es) hereby GRANT, BARGAIN AND SELL to

Ana L. Corona and Rafael Corona, Husband and Wife as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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 revisions, remainders, rents, issues or profits thereof.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

Dated: 9/23/24

[Signature]

Chelsae Colbert

[Signature]

Brandon Colbert

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 23 day of August,
2024 by Chelsae Colbert and Brandon Colbert

[Signature]

Notary Public

[SEAL]

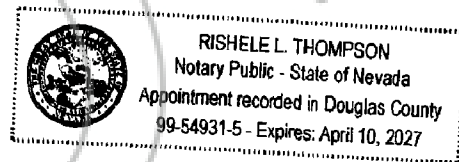


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 1220-24-601-013

The land hereinafter referred to is situated in the County of Douglas, State of Nevada, and is described as follows:

A parcel of land located in the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, State of Nevada, and more particularly described as follows:

Commencing at the West 1/4 corner of said Section 24; thence East along the centerline of Arabian Lane, a distance of 3,795.00 feet to the Southwest corner of that certain parcel of land conveyed to Andrew T. McCarthy and wife, in Deed recorded April 23, 1974, in Book 474, Page 585, Official Records, as Document No. 72838; thence continuing East along the centerline of Arabian Lane, a distance of 234.82 feet to the Southeast corner of the McCarthy Land; thence North along the East line of the McCarthy Land, a distance of 198.01 feet to the true point of beginning; said point being the Southwest corner of Parcel No. 1 on that certain Survey Parcel Map, recorded August 7, 1974, in Book 874, Page 120, Document No. 74599, Official Records; thence East, a distance of 260.18 feet to a point in the centerline of Mustang Lane; thence North along the centerline of Mustang Lane, a distance of 198.00 feet to a point; thence West, a distance of 260.18 feet to a point; thence South, a distance of 198.00 feet to the point of beginning.

Except therefrom all that certain piece or parcel of land located in the Northeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, and more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 24; thence East along the centerline of Arabian Lane, a distance of 4,029.82 feet to the Southwest Corner of that certain parcel of land conveyed to Don Chambers, et ux, in Deed recorded August 14, 1974, in Book 874, Page 423, Document No. 74755, Official Records, Douglas County, Nevada; thence North along the West line of the Chamber's parcel of land, a distance of 198.01 feet to the true point of beginning; said point being further described as the Northwest corner of Parcel No. 2, as more fully shown on that certain Survey Parcel Map recorded August 7, 1974, in Book 874, Page 120, Document No. 74599, Official Records, Douglas County, Nevada; thence continuing North, a distance of 12.50 feet to a point; thence East, a distance of 260.18 feet to a point in the centerline of Mustang Lane; thence South along the Centerline of Mustang Lane, a distance of 12.50 feet to a point; said point being the Northeast corner of Chamber's Parcel of Land first above-mentioned; thence West along the Northerly Boundary line of Chamber's Land, a distance of 260.18 feet to the point of beginning.

EXHIBIT "A"

Legal Description
(continued)

Said land being a portion of Parcel No. 1, as set forth on that certain Survey Parcel Map recorded August 7, 1974, in Book 874, Page 120, Document No. 74599, Official Records, Douglas County, Nevada.

NOTE: Document No. 2018-921807 is provided pursuant to the requirements of Section 6.NRS 111.312



