

No Cons. (see 3)
077

15487-0M

RPTS

Order No. _____

Escrow No. 15487-0M

WHEN RECORDED, MAIL TO:

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAWYERS TITLE OF RENO, INC., a Nevada corporation, does hereby GRANT, BARGAIN and SELL TO JOYCE COIT, a single woman, as to an undivided 1/4 interest, to JOYCE COIT as guardian of the estate of JULIE COIT, as to an undivided 1/4 interest, to JOYCE COIT as guardian of the estate of JENIFER COIT, as to an undivided 1/4 interest, and to JOYCE COIT as guardian of the estate of NORRIS COIT, as to an undivided 1/4 interest, (whose address is: SIERRA Shadows Ranch, Genoa, Nevada) the real property situate in the County of Douglas, State of Nevada, described in Exhibit "A" attached hereto and by this reference made a part hereof.

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 December 2nd, 1974 .

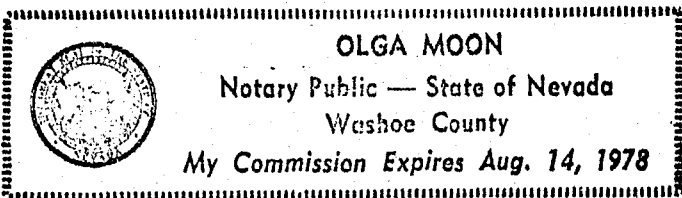
LAWYERS TITLE OF RENO, INC.
BY *Joseph M. Allison*
JOSEPH M. ALLISON - PRESIDENT

STATE OF NEVADA)
: ss.
County of Washoe)

On December 2nd, 1974
personally appeared before me, a
Notary Public, JOSEPH M. ALLISON

who acknowledged that he executed
the above instrument.

Olga Moon
Notary Public



Hale and Belford
Attorneys and
Counsellors at Law
Reno, Nevada 89501

WHEN RECORDED RETURN
TO LAWYERS TITLE

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Exhibit "A"

LEGAL DESCRIPTION

All those certain lots, pieces, or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1:

Those portions of the East Half of Section 9 and of the West Half of Section 10, Township 13 North, Range 19 East, M.D.B. & M. and all of Lots 35, 36, 37, 38, 39, 40, 41, 42, 42 1/2, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 59 and 60, in Block 13 and also those portions of Lots 53, 54, 55, 56, 57, 58, 58 1/2, 65, 66, and 67, in Block 13, as said Lots and Block are shown on the Trustee's Map of the Town of Genoa, filed in the office of the County Recorder of Douglas County, Nevada, dated September 1874, and being more particularly described as follows:

COMMENCING at a point, S. 00°00'27" W., 2,174.79 feet from fnd sec cor nail in post on Northside of Cemetary, said post being located at the common corner of Sections 3, 4, 9, and 10, Township 13 North, Range 19 East, M.D.B. & M., and said point being the True Point of Beginning; thence N.71°19'48" W., a distance of 56.00 feet to a point; thence S.23°24'28" W., a distance of 395.60 feet to a point; thence S.68°04'05" E., a distance of 31.00 feet to a point; thence S.21°41'20" W., a distance of 520.50 feet to a point; said point being the Northerly line of that certain street known as Genoa Lane; thence continuing Southeasterly along the Northerly line of Genoa Lane, S.68°43'00" E., a distance of 210.70 feet to a point; thence N.21°41'20" E., a distance of 139.64 feet to a point; thence N.68°43'00" W., a distance of 27.00 feet to a point; thence N.21°41'20" E., a distance of 266.48 feet to a point; thence S.68°40'33" E., a distance of 827.22 feet to a point; said point being the Westerly boundary line of Pioneer Trail Ranch Subdivision, Unit No. 1, as shown on the official map recorded in the office of the County Recorder of Douglas County, Nevada, on November 31, 1966, as Document No. 34628; thence continuing in a Northerly direction along the Westerly boundary line of the above mentioned subdivision, N.19°40'27" E., a distance of 557.00 feet to a point; thence leaving said Westerly boundary line of the above mentioned subdivision, N.71°19'48" W., a distance of 955.85 feet to the Point of Beginning.

Said land more fully shown as Parcel A on that certain Survey Parcel Map filed September 25, 1974, as Document No. 75649.

PARCEL NO. 2:

Those portions of the East Half of Section 9 and of the West Half of Section 10, Township 13 North, Range 19 East, M.D.B. & M. and all of Lots 61, 62, 63, 64, 68, 69, and 70, in Block 13 and also those portions of Lots 53, 54, 55, 56, 57, 58, 58 1/2, 65, 66, and 67, in Block 13, as said Lots and Block are shown on the Trustee's Map of the Town of Genoa, filed in the office of the County Recorder of Douglas County, Nevada, dated September 1874, and being more particularly described as follows:

Continued.....

COMMENCING at a point, S. 00°00'27" W., 2,174.79 feet from
fnd sec cor nail in post on Northside of Cemetary, said post
being located at the common corner of Sections 3,4,9 and 10,
Township 13 North, Range 19 East, M.D.B. & M.; thence S. 71°
19'48" E., a distance of 955.85 feet to a point; said point
being the Westerly boundary line of Pioneer Trail Ranch Sub-
division, Unit No. 1, as shown on the official map recorded
in the office of the County Recorder of Douglas County, Nevada,
on November 31, 1966 as Document No. 34628; thence continuing
Southerly along the Westerly boundary line of the above men-
tioned subdivision, S. 19°40'27" W., a distance of 557.00 feet
to a point; said point being the True Point of Beginning;
thence N. 68°40'33" W., a distance of 827.22 feet to a point;
thence S. 21°41'20" W., a distance of 266.48 feet to a point;
thence S. 68°43'00" E., a distance of 27.00 feet to a point;
thence S. 21°41'20" W., a distance of 139.64 feet to a point;
said point being the Northerly line of that certain street
known as Genoa Lane; thence continuing Southeasterly along
the Northerly line of said Genoa Lane, S. 68°43'00" E., a
distance of 440.22 feet to a point; thence S. 71°32'20" E.,
a distance of 374.20 feet to a point; said point being the
Southwesterly corner of the above mentioned subdivision;
thence N. 19°40'27" E., A distance of 387.25 feet to the Point
of Beginning.

Said land more fully shown as Parcel B on that certain Survey
Parcel Map, filed September 25, 1974, as Document No. 75649.

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LAWYERS TITLE INS. CORP.

Recorded at Request of

On **DEC 4 1974** At 20 Min. Past 3 PM
Official Records of Douglas County, Nevada. Fee 5.00

Patricia J. Stanley, Recorder.

By [Signature]
Deputy

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