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No Transfer Tax due under exemption contained in NRS 375.090(4)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 10th day of May, 1978, by and between NEVIS INDUSTRIES, INC., a Nevada corporation, of 402 North Division Street, Carson City, Nevada, 89701, and JOHN B. ANDERSON and EDITH ANDERSON of P.O. Box 190, Davis, California, grantors; and NEVIS INDUSTRIES, INC., a Nevada corporation, of 402 North Division Street, Carson City, Nevada, 89701, grantee,

W I T N E S S E T H:

That the grantors, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration, to them in hand paid by the grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell to the grantee and to its successors and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in Douglas County, Nevada, and more particularly described as follows:

See Attached Exhibit "A"

SPECIFICALLY INCLUDING any and all currently existing surface or ground water or water rights which pertain or are appurtenant to the property described in Exhibit "A" hereto, and

SUBJECT TO that certain Agreement and Conveyance of Easements and Water Rights dated May 10, 1978 between JOHN B. ANDERSON and EDITH ANDERSON, and NEVIS INDUSTRIES, INC., to be

1 recorded in the Office of the Recorder of Douglas County,
2 Nevada, which Agreement affects said Exhibit "A" property and
3 the water rights appurtenant thereto.

4 TOGETHER WITH all and singular the tenements, heredi-
5 taments and appurtenances thereunto or in anywise appertaining
6 and the reversion and reversions, remainder and remainders,
7 rents, issues and profits thereof.

8 TO HAVE AND TO HOLD all and singular the premises,
9 together with the appurtenances, unto the said grantee and to
10 its successors and assigns forever.

11 IN WITNESS WHEREOF, the Grantors have executed this
12 conveyance the day and year first above written.

14 NEVIS INDUSTRIES, INC.

15
16 By: [Signature]
17 Thomas E. Nevis, Pres.

[Signature]
JOHN B. ANDERSON
[Signature]
EDITH ANDERSON

18 STATE OF NEVADA)
19 CARSON CITY) ss

20 On this 10th day of May, 1978, personally
21 appeared before me, a Notary Public, THOMAS E. NEVIS known to
22 me to the President of NEVIS INDUSTRIES, INC., and who acknowledged
23 that he executed the above instrument on behalf of said corporation.

[Signature]
Notary Public

25 STATE OF NEVADA)
26 COUNTY OF CARSON CITY) ss

STEPHEN D. HARTMAN
Notary Public — State of Nevada
Washoe County
My Commission Expires Oct. 24, 1978

27 On this 10th day of May, 1978, personally
28 appeared before me, a Notary Public, JOHN B. ANDERSON and EDITH
29 ANDERSON, who each acknowledged to me that they executed the
30 above instrument.

[Signature]
Notary Public

STEPHEN D. HARTMAN
Notary Public — State of Nevada
Washoe County
My Commission Expires Oct. 24, 1978

EXHIBIT "A"
DESCRIPTION

PARCEL NO. 1:

TOWNSHIP 14 North, RANGE 21 EAST, M.D.B. & M.

- Section 16: Northeast 1/4 of the Southwest 1/4.
Section 23: Northeast 1/4 of the Northwest 1/4; Southwest 1/4 of the Southeast 1/4.
Section 25: Northwest 1/4 of the Northeast 1/4.

TOWNSHIP 14 NORTH, RANGE 22 EAST, M.D.B. & M.

- Section 15: Northeast 1/4 of the Northwest 1/4; Northeast 1/4 of the Southwest 1/4; Southwest 1/4 of the Southwest 1/4; Southwest 1/4 of the Northeast 1/4; Southeast 1/4 of the Northwest 1/4.
Section 16: Southwest 1/4 of the Northwest 1/4; Northwest 1/4 of the Southeast 1/4.
Section 20: Northwest 1/4 of the Northwest 1/4.
Section 22: Northwest 1/4 of the Northeast 1/4; Northeast 1/4 of the Northwest 1/4.
Section 30: Northeast 1/4 of the Southeast 1/4.

TOWNSHIP 14 NORTH, RANGE 23 EAST, M.D.B. & M.

- Section 20: Northwest 1/4 of the Northwest 1/4.

TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M.

- Section 24: North 1/2 of the Southwest 1/4; Southeast 1/4.
Section 25: East 1/2.
Section 27: S 1/2 of the N 1/2; S 1/2 of the S 1/2 of the N 1/2 of the N 1/2, all lying westerly of the Allerman Canal diversion ditch as established, situate and existing in 1978; the N 1/2 of the SW 1/4 and SE 1/4 of the SW 1/4.

TOWNSHIP 13 NORTH, RANGE 21 EAST, M.D.B. & M.

- Section 7: Lot 4 of the Southwest 1/4. (Southwest 1/4 of the Southwest 1/4).
Section 15: Southwest 1/4; South 1/2 of the Northwest 1/4.
Section 16: South 1/2 of the Northeast 1/4; Southeast 1/4.
Section 21: Northeast 1/4.
Section 24: Southwest 1/4 of the Southeast 1/4.

Section 36: NE 1/4 of the NE 1/4

TOWNSHIP 13 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 8: SW 1/4 of the SE 1/4

Section 9: SE 1/4 of the NW 1/4.

Section 12: NE 1/4 of the NW 1/4.

Section 18: S 1/2 of the SE 1/4; S 1/2 of the SW 1/4.

Section 19: N 1/2 of the NE 1/4; Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)

Section 20: SE 1/4; E 1/2 of the SW 1/4; S 1/2 of the NW 1/4; E 1/2 of the NE 1/4.

TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 22: E 1/2 of the SE 1/4

Section 23: NW 1/4 of the SW 1/4

Section 25: W 1/2 of the NE 1/4; SE 1/4 of the NE 1/4; E 1/2 of the SE 1/4; SW 1/4 of the SE 1/4; NW 1/4 of the SW 1/4.

Section 26: N 1/2 of the SE 1/4.

Section 27: S 1/2 of the S 1/2.

Section 34: N 1/2, SE 1/4, NE 1/4 of the SW 1/4.

Section 35: SE 1/4 of the NW 1/4, SE 1/4 of the SW 1/4

Section 36: NE 1/4, N 1/2 of the SE 1/4, SE 1/4 of the SE 1/4

TOWNSHIP 12 NORTH, RANGE 22 EAST, M.D.B. & M.

Section 4: Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)

Section 5: S 1/2 of the NE 1/4, Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4.

Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)

Section 7: NE 1/4 of the SE 1/4

(continued)

- Section 8: SW 1/4 of the NE 1/4
- Section 9: NW 1/4 of the NW 1/4
- Section 16: SW 1/4 of the SW 1/4
- Section 17: S 1/2 of the NW 1/4, NW 1/4 of the SE 1/4, E 1/2 of the SE 1/4.
- Section 18: N 1/2 of the NE 1/4
- Section 20: E 1/2 of the E 1/2, S 1/2 of the NW 1/4, SW 1/4 of the NE 1/4.
- Section 21: W 1/2 of the W 1/2
- Section 28: NW 1/4 of the NW 1/4
- Section 29: All except the NE 1/4 of the SE 1/4
- Section 30: E 1/2 of the NE 1/4, SW 1/4 of the NE 1/4, SE 1/4, E 1/2 of the SW 1/4 Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4) Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)
- Section 31: Lot 1 of the NW 1/4 (NW 1/4 of the NW 1/4)
 Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)
 Lot 3 of the SW 1/4 (NW 1/4 of the SW 1/4)
 Lot 4 of the SW 1/4 (SW 1/4 of the SW 1/4)
 E 1/2 of the SW 1/4, S 1/2 of the SE 1/4.
- Section 32: NW 1/4, N 1/2 of the NE 1/4, SE 1/4 of the SW 1/4, SW 1/4 of the SE 1/4.
- Section 33: N 1/2 of the NW 1/4, E 1/2 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 23 EAST, M.D.B. & M.

- Section 5: E 1/2 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 22 EAST, M.D.B. & M.

- Section 4: SW 1/4 of the NW 1/4, SW 1/4.
- Section 5: S 1/2 of the SW 1/4; SW 1/4 of the SE 1/4, S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4;
 Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
 Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
 Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
- Section 6: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
 Lot 2 of the NE 1/4 (NW 1/4 of the NE 1/4)
 Lot 3 of the NW 1/4 (NE 1/4 of the NW 1/4)
 Lot 4 of the NW 1/4 (NW 1/4 of the NW 1/4)
 Lot 5 of the NW 1/4 (SW 1/4 of the NW 1/4)
 Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)
 SE 1/4 of the NW 1/4: NE 1/4 of the SW 1/4)
 (continued)

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Section 6:
continued SW 1/4 of the NE 1/4; NW 1/4 of the SE 1/4;
S 1/2 of the SE 1/4.

Section 7: E 1/2; E 1/2 of the W 1/2.

Section 8: W 1/2, SE 1/4; NW 1/4 of the NE 1/4.

Section 12: NW 1/4 of the NE 1/4.

Section 21: NE 1/4 of the NE 1/4.

TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M.

Section 1: Lot 1 of the NE 1/4 (NE 1/4 of the NE 1/4)
SE 1/4 of the NE 1/4 also the NE 1/4 of the SE 1/4

Section 2: S 1/2 of the NE 1/4; SE 1/4 of the NW 1/4.

Section 10: SE 1/4 of the SW 1/4.

Section 12: S 1/2 of the NW 1/4; E 1/2 of the NE 1/4; SW 1/4 of
the NE 1/4.

Section 13: NW 1/4 of the NW 1/4.

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TOWNSHIP 11 North, Range 21 East, M.D.B.&M.

Section 36: SE 1/4 of the SW 1/4; SW 1/4 of the SE 1/4.
Excepting that portion conveyed to the State
of Nevada by Deed Recorded in Book S of Deeds,
Page 88 and Book W of Deeds, Page 1.

TOWNSHIP 10 North, Range 22 East, M.D.B.&M.

Section 6: SE 1/4 of the SW 1/4; NE 1/4 of the SW 1/4.
Lot 6 of the SW 1/4 (NW 1/4 of the SW 1/4)
Lot 7 of the SW 1/4 (SW 1/4 of the SW 1/4)
Excepting that portion conveyed to the State
of Nevada by Deed Recorded in Book S of Deeds,
Page 403 and Book W of Deeds, Page 1.

Section 7: Lot 1 of the NW 1/4 (NW 1/4 of the NW 1/4)
Lot 2 of the NW 1/4 (SW 1/4 of the NW 1/4)
SE 1/4 of the NW 1/4; NE 1/4 of the SW 1/4.
Except that portion conveyed to the State
of Nevada by Deed Recorded in Book W of Deeds,
Page 1 and Book 5 Official Records, Page 211.

TOWNSHIP 10 North, Range 21 East, M.D.B.&M.

Section 1: D 1/2; NE 1/4 of the NW 1/4.
Excepting that portion conveyed to the State
of Nevada by Deed Recorded in Book S of Deeds,
Page 88 and Book W of Deeds, Page 1; also that
portion conveyed to Lois Springmeyer in Deed
Recorded in Book 21 of Official Records, Page 289.

Section 12: E 1/2 of the NE 1/4; the SW 1/4 of the NE 1/4

Section 23: That portion of the SE 1/4 of the NE 1/4 lying
in Douglas County, State of Nevada.

Section 24: That portion of the NW 1/4 of the SW 1/4 lying
in Douglas County, State of Nevada.

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

A parcel of land in the TOWN OF MINDEN, North of Highway 395 and East of Buckeye Lane (Sixth Street) and also being in the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County Nevada, more particularly described as follows:

BEGINNING at a point on the Easterly side of Buckeye Lane (Sixth Street extended) from which the Minden Town Monument bears South $52^{\circ}37'28''$ East, 651.52 feet. The Town Monument being located South $89^{\circ}18'25''$ East, 4,649.90 feet from the one-quarter corner common to Sections 30 and 31, Township 13 North, Range 20 East; thence from the said Point of Beginning, running South $63^{\circ}25'$ East, 522.10 feet; thence on a curve to the right with a radius of 618.23 feet, through an angle of $4^{\circ}26'20''$ for a length of 47.90 feet; thence North $26^{\circ}25'$ East, 241.76 feet; thence on a curve to the right from a tangent bearing of South $80^{\circ}21'23''$ West, with a radius of 548.00 feet, through an angle of $36^{\circ}13'37''$ for a distance of 346.49 feet; thence North $63^{\circ}25'$ West, 246.14 feet; thence South $26^{\circ}35'$ West, 134.00 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to BENTLY NEVADA CORPORATION, a Nevada corporation, by Deed recorded September 24, 1975, in Book 975, Page 929, and Book 975, Page 926, Official Records of Douglas County, Nevada.

A parcel of land in the TOWN OF MINDEN, North of Highway 395, and West of Buckeye Lane (Sixth Street) and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Buckeye Lane and Highway 395 from which the Minden Town Monument bears South $58^{\circ}06'23''$ East, 713.05 feet. The Town Monument being located South $89^{\circ}18'25''$ East, 4649.90 feet from the one-quarter corner common to Sections 30 and 31, Township 13 North, Range 20 East; thence from said Point of Beginning, running along the Northerly side of Highway 395, North $63^{\circ}25'$ West, 1,423.40 feet; thence North $26^{\circ}35'$ East, 120.00 feet; thence South $63^{\circ}25'$ East 690.00 feet; thence North $79^{\circ}00'$ East, 114.27 feet; thence South $63^{\circ}25'$ East, 642.45 feet; thence South $26^{\circ}35'$ West, 190.00 feet along the Westerly side of Buckeye Lane to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to the STATE OF NEVADA by Deed recorded July 21, 1965, in Book 33, Page 143, Official Records of Douglas County, Nevada.

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(continued)

EXCEPTING that portion conveyed to the DOUGLAS COUNTY SCHOOL DISTRICT by Patent recorded August 10, 1966, in Book 43, Page 11, as File No. 33307 Official Records of Douglas County, more particularly described as follows:

BEGINNING at a point on the Northerly side of the State Highway right-of-way line, North $63^{\circ}25'$ West, 146 feet from the Southeast corner of the Wool Warehouse lot, said Point of Beginning further described as bearing North $58^{\circ}58'40''$ West, 855.32 feet from the established Town Monument of the said TOWN OF MINDEN; thence North $63^{\circ}25'$ West, along the Highway right-of-way line 60 feet to a point; thence North $26^{\circ}35'$ East, 55 feet, to a point; thence South $63^{\circ}25'$ East, parallel with the railroad spur track, 60 feet to a point; thence South $26^{\circ}35'$ West, 55 feet to the POINT OF BEGINNING; all within Section 29, Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING that portion conveyed to JOHN L. JOHNSON and wife, recorded September 25, 1968, in Book 62, Page 160, as File No. 42368, Official Records of Douglas County, Nevada, more particularly described as follows:

A parcel of land in the TOWN OF MINDEN, NEVADA, lying in the South $1/2$ of the Southwest $1/4$ of Section 29, Township 13 North, Range 20 East, M.D.B. & M., being further described as follows:

BEGINNING on the Northerly right-of-way line of Highway 395, at the Southwesterly corner of that certain parcel as described to U. S. BUREAU OF LAND MANAGEMENT, in Book Y of Deeds, Page 463, and recorded August 16, 1948, Douglas County, Nevada, records; thence along the right-of-way line of U. S. Highway 395, North $63^{\circ}25'00''$ West, 44.00 feet to the Easterly line of Seventh Street extended; thence along said extension North $26^{\circ}35'00''$ East, 125.00 feet; thence parallel to Highway 395, South $63^{\circ}25'00''$ East, 44.00 feet to the Westerly line of aforesaid Bureau of Land Management parcel extended; thence along said extension South $26^{\circ}35'00''$ West, 125.00 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to GERALD L. BELANGER and wife, recorded February 5, 1969, in Book 65, Page 38, File No. 43658, Official Records of Douglas County, Nevada, more particularly described as follows:

A parcel of land situate in the TOWN OF MINDEN, NEVADA, and being a portion of the Southwest $1/4$ of the Southwest $1/4$ of Section 29, Township 13 North, Range 20 East, M.D.B. & M., and being further described as follows:

COMMENCING at a point in the Northerly right-of-way line of Railroad Avenue, at the intersection of the centerline of Ninth Street, produced;

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thence along the Northerly right-of-way line of Railroad Avenue, North 63°25'00" West, 57.00 feet to the True Point of Beginning; thence continuing North 63°25'00" West, 75.00 feet to a 1/2" rebar; thence normal to said right-of-way line North 26°35'00" East, 120.00 feet to a 1/2" rebar; thence parallel to said right-of-way line South 63°25'00" East, 75.00 feet to a 1/2" rebar; thence South 26°35'00" West, 120.00 feet to a 1/2" rebar at the POINT OF BEGINNING.

FURTHER EXCEPTING that portion described in the Deed to LAWRENCE E. JACOBSEN, et ux, recorded May 27, 1970, as File No. 48237, Official Records of Douglas County, Nevada

A parcel of land on the East side of Railroad Avenue at MINDEN, being located in the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the Easterly side of Railroad Avenue, which is also the Easterly right-of-way line of U. S. Highway 395, in the TOWN OF MINDEN, from which the Town Monument, located approximately at the intersection of Railroad Avenue and Fourth Street, bears North 46°01' West, 320.00 feet; thence along the Easterly side of Railroad Avenue, North 31°22' West, 50.00 feet; thence North 58°38' East, 149.20 feet; thence South 31°36' East, 50.00 feet; thence South 58°38' West, 149.40 feet to the POINT OF BEGINNING.

EXCEPTING that portion conveyed to the STATE OF NEVADA by Deed recorded July 23, 1965, in Book 33, Page 135, File No. 28899, Official Records of Douglas County, Nevada.

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PARCEL #2

All that certain lot, piece or parcel of land situate in the Town of Minden, North of U.S. Highway 395, and West of Buckeye Lane (Sixth Street), and also being in the South 1/2 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.B.M., in Douglas County, State of Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Buckeye Lane (Sixth Street) and U.S. Highway 395, from which the Minden Town Monument bears South $58^{\circ} 06' 23''$ East 713.05 feet; the Town Monument being located South $89^{\circ} 18' 25''$ East 4,649.90 feet from the one-quarter corner common to Section 30 and 31, Township 13 North, Range 20 East; thence from the Point of Beginning, along the Northerly Right of Way line of U.S. Highway 395, North $63^{\circ} 25'$ West 146 feet to a point on the Easterly line of the Douglas County School District parcel; thence around the Douglas County School District parcel the following courses; North $26^{\circ} 35'$ East 55 feet; thence North $63^{\circ} 25'$ West 60 feet to a point on the Easterly boundary of that certain parcel of land described in Deed recorded September 25, 1968, in Book 62, Page 160, as File No. 42368, Official Records; thence North $26^{\circ} 35'$ East 70 feet; thence South $63^{\circ} 25'$ East 206 feet to a point on the Westerly line of Buckeye Lane (Sixth Street); thence South $26^{\circ} 35'$ West 125 feet to the POINT OF BEGINNING.

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EXHIBIT "A" (CONT.)

PARCEL NO. 3:

A parcel of land, located in the North 1/2 of the North 1/2 of Section 32, and in the South 1/2 of the South 1/2 of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Minden Town Monument located near the intersection of Fifth Street and Highway 395, proceed South 50°13'34" East, a distance of 274.73 feet to the True Point of Beginning, which lies on the Northeasterly right-of-way line of said Highway 395, and is also described as being South 31°22' East, a distance of 82.38 feet, from a point 37 feet right of Highway Sta. "0" 71 + 72.19 PC; thence North 58°38' East, a distance of 141.39 feet to a point; thence around a curve to the right, having a beginning tangent of North 28°17'06" West, a central angle of 33°39'50", a radius of 293.42 feet, and a length of 172.40 feet, to a point; thence North 63°25' West, a distance of 89.22 feet to a point; thence North 26°35' East, a distance of 281.00 feet, to a point; thence North 53°08'30" West, a distance of 37.30 feet, to a point; thence around a curve to the left, having a beginning tangent of North 58°59'31" East, a central angle of 30°28'17", a radius of 613 feet, and a length of 326.01 feet, to a point; thence South 52°54'55" East, a distance of 213.40 feet, to a point; thence South 81°58'21" East, a distance of 432.72 feet, along a fence, to a point; thence South 1°15'49" West, a distance of 79.34 feet, along a fence, to a point; thence South 21°35' East, a distance of 219.44 feet, along a fence, to a point; thence South 30°52'53" East, a distance of 208.57 feet, along a fence, to a point; thence South, a distance of 733.12 feet, to a point on a fence, which is the Southeast corner of the parcel; thence South 89°32'49" West, a distance of 576.71 feet, along the fence and Northerly boundary of Zerolene Road, to a point which is the Southwest corner of the parcel; thence North 31°22' West, a distance of 592.53 feet, parallel to and 142 feet Northeasterly of the Northeast right-of-way line of Highway 395, to a point; thence North 31°36' West, a distance of 150.05 feet, to a point; thence South 58°38' West, a distance of 141.59 feet, to a point; thence North 31°22' West, a distance of 50.00 feet, along said Northeasterly right-of-way line of Highway 395, to the POINT OF BEGINNING.

TOGETHER WITH right of non-exclusive access to and along said Zerolene Road and along a 25 foot wide non-exclusive easement for access and utilities, extending from said Zerolene Road adjacent to and Northwesterly of the Neddenriep property, to Highway 395.

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REQUESTED BY

LAWYERS TITLE INS. CORP.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

140028
1978 MAY 12 PM 4:51

PATRICIA J. WILLIAMS
RECORDER

Patricia J. Williams
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