

Order No. #2993
Escrow No. 114933-LK
WHEN RECORDED, MAIL TO:

Documentary Transfer Tax \$ 20.90
 Computed on full value of property conveyed; or
 Computed on full value less liens and encumbrances remaining thereon at time of transfer.
Under Penalty of Perjury:
FIRST AMERICAN TITLE CO of NEVADA
By: LK

GRANTEE

Space above this line for recorder's use

JOINT TENANCY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TOPAZ DEVELOPMENT CORPORATION, a Nevada corporation,

do(es) hereby

GRANT, BARGAIN and SELL to JOHN H. OSCARSON and ANNABEL M. OSCARSON, husband and wife, (whose address is: 1832 Landana Drive, Concord, California 94519)

as joint tenants with right of survivorship, and not as tenants in common, the real property situate in the County of Douglas, State of Nevada, described ~~as follows~~ 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 September 13, 1978 .

TOPAZ DEVELOPMENT CORPORATION,
a Nevada corporation,
By: John Arden
John Arden - President

STATE OF NEVADA)
County of Washoe) : ss.

On September 13, 1978, personally appeared before me, a Notary Public, John Arden

LORRAINE LE CAER KNOX
Notary Public — State of Nevada
Washoe County
My Commission Expires Nov. 15, 1978

who acknowledged that he executed the above instrument.
Lorraine Le Caer Knox
Notary Public

DESCRIPTION

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the East half of Section 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

PARCEL 1:

Commencing at North quarter corner of said Section 14; thence South $89^{\circ}51'$ East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South $13^{\circ}00'$ East 465.12 feet to a point; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $22^{\circ}30'$ for an arc distance of 196.35 feet; thence South $35^{\circ}30'$ East a distance of 1696.32 feet to the true point of beginning; thence South $35^{\circ}30'$ East 591.53 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $14^{\circ}38'$ for an arc distance of 127.70 feet to a point; thence South $39^{\circ}52'$ West 487.88 feet; North $48^{\circ}30'$ West 863.14 feet; thence North $54^{\circ}30'$ East a distance of 650.00 feet to the true point of beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described parcel shown as Parcel 9.

RESERVING HOWEVER unto the grantor and to its successors and assigns a non-exclusive easement for roadway and utility purposes and to provide access to State Route No. 3, and right to convey said easements to others, said easement being the Northeasterly 30 feet measured at right angles to and parallel with the Northeasterly line of the hereinabove conveyed parcel.

EXHIBIT "A"

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DESCRIPTION (Continued)

PARCEL 2:

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East half of Section 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North quarter corner of said Section 14; thence South $89^{\circ}51'$ East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South $13^{\circ}00'$ East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South $13^{\circ}00'$ East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $22^{\circ}30'00''$ for an arc distance of 196.35 feet; thence South $35^{\circ}30'$ East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $29^{\circ}15'$ for an arc distance of 255.25 feet; thence South $64^{\circ}45'$ East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $49^{\circ}29'15''$ for an arc distance of 431.86 feet; thence North $65^{\circ}45'45''$ East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $16^{\circ}40'22''$ for an arc distance of 145.50 feet; thence North $49^{\circ}05'23''$ East a distance of 1161.73 feet to the true point of ending.

ALSO

Commencing at North quarter corner of said Section 14; thence South $89^{\circ}51'$ East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South $13^{\circ}00'$ East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3; thence South $13^{\circ}00'$ East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of $07^{\circ}04'13''$ for an arc distance of 61.70 feet to the true point of beginning; thence North $76^{\circ}34'$ East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of $28^{\circ}59'00''$ for an arc distance of 129.23 feet; thence South $74^{\circ}27'$ East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Dr.

EXHIBIT "A"

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REQUESTED BY
DOUGLAS COUNTY TITLE
OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA
\$ 5.00 pd.
SEP 18 PM 12:01

TRICIA J. WILLIAMS
RECORDER

Carol Expert
Dep.

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