

Order No. #3005

Escrow No. 114981-LK

WHEN RECORDED, MAIL TO:

Grantee

Documentary Transfer Tax \$ 17.60
 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

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TOPAZ DEVELOPMENT CORPORATION, a Nevada corporation, does hereby GRANT, BARGAIN and SELL to DON F. BLASIUS and BERNICE W. BLASIUS, husband and wife, as joint tenants with right of survivorship, as to an undivided one-half (1/2) interest, and MAX T. McDOWELL and DORA McDOWELL, husband and wife, as joint tenants with right of survivorship, as to an undivided one-half (1/2) interest, (whose address is: 26395 Via Logrono, Mission Viejo, California 92619

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: This 13th day of September, 1978.

TOPAZ DEVELOPMENT CORPORATION,
a Nevada corporation,

By: John Arden
John Arden - President

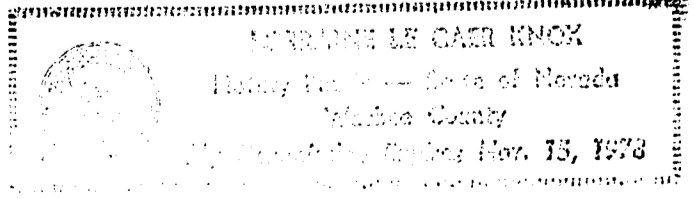
STATE OF NEVADA)
) : ss.
County of Washoe)

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

John Arden

who acknowledged that he executed the foregoing instrument.

Lani L. Curran
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 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 North $76^{\circ}59'15''$ East 446.10 feet to its intersection with the North line of said Section 14; thence South $89^{\circ}51'$ East along the North line of said Section 14 a distance of 1388.68 feet to the Northeast corner of said Section 14; thence South $06^{\circ}35'24''$ West along the East line of said Section 14 a distance of 101.97 feet to a point on the center line of a 60 foot roadway easement known as Bosler Way; thence along said roadway easement the following courses and distances; on a curve to the left the tangent of which bears South $82^{\circ}42'05''$ West having a radius of 500 feet through a central angle of $6^{\circ}08'05''$ for an arc distance of 53.54 feet; thence South $76^{\circ}34'$ West 1706.97 feet to its intersection with centerline of a 60 foot roadway easement known as Kyle Dr.; thence along the centerline of said roadway easement the following courses and distances; on a curve to the right the tangent of which bears North $20^{\circ}04'13''$ West having a radius of 500 feet through a central angle of $07^{\circ}04'13''$ for an arc distance of 61.70 feet to a point; thence North $13^{\circ}00'$ West a distance of 360.80 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 2.

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 Southerly and Westerly 30 feet measured at right angles to and parallel with the Southerly and Westerly line of the hereinabove conveyed parcel.

EXHIBIT "A"

PAGE 1 of 2 PAGES

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°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°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°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°30'00" for an arc distance of 196.35 feet; thence South 35°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°15' for an arc distance of 255.25 feet; thence South 64°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°29'15" for an arc distance of 431.86 feet; thence North 65°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°40'22" for an arc distance of 145.50 feet; thence North 49°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°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3; thence South 13°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°04'13" for an arc distance of 61.70 feet to the true point of beginning; thence North 76°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°59'00" for an arc distance of 129.23 feet; thence South 74°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 CO. NEVADA
\$5.00 pd
78 SEP 18 PM 12:14

F. FRICIA J. WILLIAMS
RECORDER

Carol Exhart
Dep.

25367

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