

RPT NONG EXEMPTION # 1 NRS 378.090 DEED by Title Ins & Trust Co

THIS INDENTURE, made and entered into this 4th day of December, 1979, by and between Susan A. Southern, an unmarried woman, as her sole and separate property, party of the first part, and Gemini Group Ltd., a Nevada corporation, party of the second part,

W I T N E S S E T H

That the said party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to them in hand paid by the party of the second part, bargain and sell unto the party of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever, all that real property situate in the County of Douglas, State of Nevada, more particularly described as follows;

Lot 2, as said Lot is shown on that certain map entitled PIONEER HEIGHTS SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on March 11, 1961, as Document No. 17360.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the premises, together with the appurtenances, unto the said party of the second part, and to the survivor of them, and to the heirs and assigns of such survivor forever.

This Deed is an absolute conveyance, the party of the first part having sold said land to party of the second part for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by Deed of Trust executed by John M. Southern and Susan A. Southern, husband and wife, as joint tenants, as Trustor, to CMC Security Company, a Nevada corporation, Trustee for Felix R. Rossi and Eloise H. Rossi, husband and wife, as joint tenants, Beneficiary, and recorded as Document No. 30899 on March 21, 1979, in Book 379 at Page 1074 of Official Records in the County Recorder's office of Douglas County, Nevada; assigned to Joyce L. Rover, a single woman, by Assignment of Deed of Trust recorded as Document No. 31428 on April 10, 1979 in Book 479, Page 527 of Official Records in the County Recorder's office of Douglas County, Nevada, subsequently assigned to Gemini Group Ltd., a Nevada corporation, by Assignment of Deed of Trust recorded as Document No. 33773 recorded on June 22, 1979 in Book 679 at Page 1591 of Official Records in the County Recorder's office of Douglas County, Nevada. Party of the first part declares that this conveyance is freely and fairly made and that there are no agreements, oral or written other than this Deed between the parties hereto with respect to the property hereby conveyed.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

Susan A. Southern
Susan A. Southern

STATE OF NEVADA SS:
CARSON CITY

On December 4, 1979, personally appeared before me, a Notary Public in and for said County and State, SUSAN A. SOUTHERN, who acknowledge to me that she executed the above instrument.

Dixie Lee Wright
Notary Public

DIXIE LEE WRIGHT
Notary Public - State of Nevada
Carson City
My Commission Expires Nov. 29, 1981

Recording requested by
Gemini Group Ltd.

When recorded mail to:
GEMINI GROUP LTD.
301 W. Washington St.
Carson City, NV 89701

REQUESTED BY
TITLE INSURANCE & TRUST CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
3.00 PD
1979 DEC 11 PH 3:14

MARIE A. RADEL
RECORDER
Donna Fuchter
BOOK 1279 PAGE 608 39529