1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

Documentary Transfer Tax \$ ... ) Computed on full value of property conveyed;

) Computed on full value less liens & encumbrance remaining thereon at time of transfer.

Signed linder penalty of perjury.

Signature of declarant or agent determining tax - firm name.

## GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HERBERT M. DEAN, an unmarried man, does hereby grant, bargain and sell to MARVIN L. SMITH and LYNN P. SMITH, his wife, as joint tenants, with right of survivorship, whose address is P. O. Box 7881, So. Lake Tahoe, California 95705, all that certain real property located in the NE 1/4 of the SE 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B.&M., of Douglas County, Nevada, more particularly described as follows:

1.3

See Exhibit "A" attached hereto.

TOGETHER with all appurtenant water rights to the above described real property including but not limited to the right to use water from a well located in the NE 1/4 of the SE 1/4 of said Section 31, at a point from which the Southeast corner of said Section 31 bears South 02°53' East a distance of 1380 feet for irrigation of 11.942 acres of the above described land, as evidenced by Certificate of Appropriation of Water No. 9339 (Application No. 26852) issued by the Division of Water Resources.

DATED this Linday of January, 1980.

SS.

CARSON CITY

On this Inday of January, 1980, personally appeared before me, a Notary Public, HERBERT M. DEAN, who acknowledged to me that he executed the foregoing instrument.

My Appointment Expires Aug. 5, 1983

ANN C. SMALES Notary Public - State of Nevada Carson City

40865

## PARCEL NO. 1

Parcel 1, as indicated on that certain Parcel Map recorded in the Douglas County Recorder's Office on January 17, 1980, as Document No. 40689, in Book 180, at page 850, of the Official Records of Douglas County, State of Nevada.

PARCEL NO. 2

A non-exclusive easement for road and utility purposes appurtenant to Parcel No. 1 above, being the South 40 feet of the following described Parcel of land further described as follows:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, further described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 31, from which the Southeast corner of Section 31 bears South 26°25'34" East, 2963.11 feet; thence along the South line of the said Southeast 1/4 of the Northeast 1/4 of Section 31, South 89°56'45" East, 389.46 feet; thence North 0°26'10" East, 1322.00 feet; thence South 89°58'57" West, 394.91 feet to the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 31; thence South 0°12'00" West, 1321.48 feet to the point of beginning.

## PARCEL NO. 3

A non-exclusive easement for road and utility purposes appurtenant to Parcel No. 2 above, and also appurtenant to other lands of the Grantors along a parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 14 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, further described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 31, from which the Southeast corner of Section 31 bears South 26°25'34" East, 2963.11 feet; thence North 0°12'00" East, 40.00 feet; thence North 89°56'45" West, 1255.81 feet of the East right of way line of the U.S. Righway 395; thence South 0°07'15" East, 40.00 feet; thence South 89°56'45" East, 1255.59 feet to the point of beginning.

Containing 12 acres, more or less.

MEQUESTED BY

Smith 9 Lamble

IN CEPTICIAL RECORDS OF

POUCLAS EQ. NEVAGA

1980 JAN 24 AH 8: 27

MARIE A. RADEL
RECORDED LA 180 PAGE 1204