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GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DOUGLAS COUNTY TITLE CO., INC., a Nevada corporation

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to AMS PROPERTIES & DEVELOPMENT, INC., a Nevada corporation as to an undivided 1/2 interest and TONY AVANZINO, an unmarried man as to the remaining 1/2 interest as tenants in common

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated County of Douglas, State of Nevada, bounded and described as follows:

Lot 33, Block 3 as shown on the map of ZEPHYR HEIGHTS SUBDIVISION, filed in the Office of the County Recorder, of Douglas County, Nevada, on July 5, 1947, as Document No. 5160.

A.P. 5-174-05

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 15th day of January, 19 82.

STATE OF NEVADA

COUNTY OF Douglas

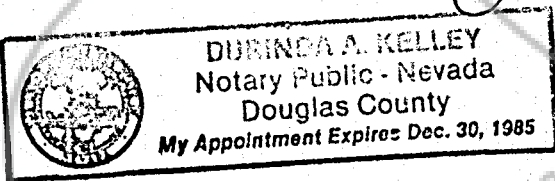
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DOUGLAS COUNTY TITLE CO., INC.,
a Nevada corporation

On January 29, 1982 personally appeared before me, a Notary Public, W. F. McCreary

W. F. McCreary
By: W. F. McCreary, President

who acknowledged that he executed the above instrument.
[Signature]
Notary Public



ORDER NO. _____
ESCROW NO. 102324

WHEN RECORDED MAIL TO:
AMS PROPERTIES & DEVELOPMENT
P.O. Box 11399
Zephyr Cove, Nevada 89448

The grantor(s) declare (none) - previously paid Documentary transfer tax is \$ under deed #63343
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:
same as above

Sheerin & O'Reilly
Attorneys at Law
P. O. Box 606
Carson City, Nevada 89701
P. O. Box 1327
Gardnerville, Nevada 89410

FOR RECORDER'S USE
REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$4.00 pd.
1982 FEB - 2 AM 11:56
64514
SUZANNE BEAUDREAU
RECORDER
Betty Nixson
Dip. LIBER 282 PAGE 098