

Order No.

Documentary Transfer Tax \$ 19.80

Escrow No. 36247 M

XX Computed on full value of property conveyed; or Computed on full value less liens & encumbrances remaining thereon at time of transfer.

WHEN RECORDED, MAIL TO:

Kuster
12675 Redbud Road
Desert Hot Springs, CA. 92240

Under penalty of perjury.

Lawyers Title Insurance Corporation
Signature of declarant or agent
determining tax - firm name

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SEE EXHIBIT "A" ATTACHED HERETO FOR GRANTORS

do(es) hereby GRANT, BARGAIN and SELL to

HENRY L. KUSTER AND JOANN KUSTER, husband and wife, as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 13, in Block G, as said lot and block are shown on that certain map entitled "AMENDED MAP OF RANCHOS ESTATES", filed for record on October 30, 1972, as Document No. 62493.
A.P.N. 27-625-05

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED: October 6, 1982

SEE EXHIBIT "A" FOR GRANTORS SIGNATURES

STATE OF NEVADA)
County of) : ss.

On 19, personally appeared before me, a Notary Public,

who acknowledged that he executed the above instrument.

NOTARY PUBLIC

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW
LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 588-6876
CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577

BART M. HACKLEY and ANNETTA LANDAU, Trustee of the BART HACKLEY ACCOUNTANTS CORPORATION EMPLOYEE PENSION TRUST, created by Agreement dated April 9, 1973; ROGER WILLIAMS and WALTER B. KRAMME, Trustees of VIRTUOSO INC. PROFIT SHARING PLAN, created by Agreement dated June 30, 1976; ROGER WILLIAMS and WALTER B. KRAMME, Trustees of VIRTUOSO INC. DEFINED PENSION PLAN, created by Agreement dated June 30, 1976; AL J. GAUERT and BERNICE C. GAUERT, Trustees of the AL GAUERT ASSOCIATES INC. EMPLOYEES PENSION PLAN AND TRUST, created by Agreement dated October 31, 1977; and ROBERT R. STEVENS and MARY M. STEVENS, husband and wife, all doing business as BUENA VISTA PROJECT, a joint venture.

BART M. HACKLEY ACCOUNTANTS CORPORATION
EMPLOYEE PENSION TRUST

BY: B. M. Hackley
Bart M. Hackley - Trustee

BY: Annette Landau, Trustee
Annette Landau - Trustee

AL GAUERT ASSOCIATES INC. EMPLOYEES
PENSION PLAN AND TRUST

BY: Al J. Gauert
Al J. Gauert - Trustee

Bernice C. Gauert
Bernice C. Gauert - Trustee

Robert R. Stevens
Robert R. Stevens

Mary Stevens
Mary Stevens

VIRTUOSO INC. PROFIT SHARING PLAN

by: Roger Williams
Roger Williams - Trustee

BY: Walter B. Kramme
Walter B. Kramme - Trustee

VIRTUOSO INC. DEFINED PENSION PLAN

BY: Roger Williams
Roger Williams - Trustee

by: Walter B. Kramme
Walter B. Kramme - Trustee

(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On October 27, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Stevens

_____ known to me

to be the person _____ whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature Martha Daniels

Martha Daniels

Name (Typed or Printed)



(This area for official notarial seal)

72881

STATE OF

County of Los Angeles } 88.

On October 25, 1982 personally appeared before me,
DATE

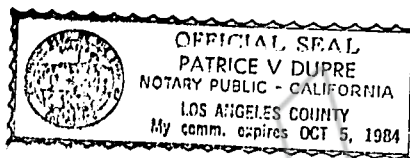
a Notary Public (or judge or other officer, as the case may be),

ROBERT R. STEVENS ~~AND MARY M. STEVENS~~

who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Los Angeles the day and year in this certificate first above written.

Patrice V. Dupre
Signature of Notary



RENO PRINTING CO. — (ACKNOWLEDGMENT GENERAL)

7

STATE OF

County of Orange } 88.

On 11-1-82 personally appeared before me,
DATE

a Notary Public (or judge or other officer, as the case may be),

Al J. Gauert and Bernice C. Gauert Trustees
who acknowledged that he executed the above instrument,
as trustees for the AL GAUERT ASSOCIATES INC.
EMPLOYESS PENSION PLAN AND TRUST

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Orange the day and year in this certificate first above written.

Kent A. Koepsell
Signature of Notary



RENO PRINTING CO. — (ACKNOWLEDGMENT GENERAL)

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STATE OF CALIFORNIA } 88.

County of LOS ANGELES

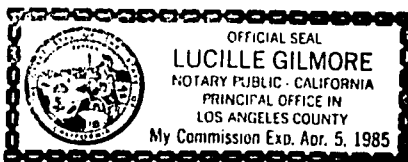
On OCTOBER 21, 1982 personally appeared before me,
DATE

a Notary Public (or judge or other officer, as the case may be),

Roger Williams and Walter B. Kramme Trustees
who acknowledged that he executed the above instrument,
as trustees for VIRTUOSO INC. DEFINED PENSION PLAN

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of LOS ANGELES the day and year in this certificate first above written.

Lucille Gilmore
Signature of Notary



RENO PRINTING CO. — (ACKNOWLEDGMENT GENERAL)

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72881

LIBER 1152 PAGE 236

STATE OF

County of Orange } 88.

On 11-1-82 personally appeared before me,

DATE

a Notary Public (or judge or other officer, as the case may be),

Bart M. Hackley and Annette Landau, Trustees
who acknowledged that he executed the above instrument,
as Trustees for BART HACKLEY ACCOUNTANTS CORPORATION
PENSION TRUST

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed my official stamp at

my office in the County of Orange,
the day and year in this certificate first above
written.

Kent A. Koepsell
Signature of Notary



RENO PRINTING CO.—(ACKNOWLEDGMENT GENERAL)

STATE OF CALIFORNIA

County of LOS ANGELES } 88.

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DATE

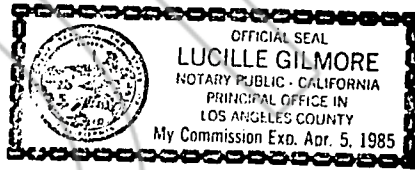
a Notary Public (or judge or other officer, as the case may be),

Roger Williams and Walter B. Kramme Trustees
who acknowledged that he executed the above instrument,
as Trustees for VIRTUOSO INC. PROFIT SHARING PLAN

IN WITNESS WHEREOF, I have hereunto
set my hand and affixed my official stamp at

my office in the County of LOS ANGELES
the day and year in this certificate first above
written.

Lucille Gilmore
Signature of Notary



RENO PRINTING CO.—(ACKNOWLEDGMENT GENERAL)

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REQUESTED BY
LAWYERS TITLE INS. CORP

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$ 7.00 pr.

1982 NOV -4 PH 3: 07

SUZANNE BEAUDREAU
RECORDER

Cecil J. East 72881
Dep. LIBER 1182 PAGE 237

Order No.

Documentary Transfer Tax \$ 19.80

Escrow No. 36247 M

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Under penalty of perjury.

Lawyers Title Insurance Corporation
Signature of declarant or agent
determining tax - firm name

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A.P.N. 27-625-05

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED: October 6, 1982

SEE EXHIBIT "A" FOR GRANTORS SIGNATURES

STATE OF NEVADA)
County of) : ss.

On 19, personally appeared before me, a Notary Public,

who acknowledged that he executed the above instrument.

NOTARY PUBLIC

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW
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BART M. HACKLEY ACCOUNTANTS CORPORATION
EMPLOYEE PENSION TRUST

BY: B. M. Hackley
Bart M. Hackley - Trustee

BY: Annette Landau, Trustee
Annette Landau - Trustee

AL GAUERT ASSOCIATES INC. EMPLOYEES
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by: Roger Williams
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BY: Walter B. Kramme
Walter B. Kramme - Trustee

VIRTUOSO INC. DEFINED PENSION PLAN

BY: Roger Williams
Roger Williams - Trustee

by: Walter B. Kramme
Walter B. Kramme - Trustee

(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS.

On October 27, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Stevens

_____ known to me

to be the person _____ whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

Signature Martha Daniels

Martha Daniels

Name (Typed or Printed)



(This area for official notarial seal)

72881

STATE OF

County of Los Angeles } 88.

On October 25, 1982 personally appeared before me,
DATE

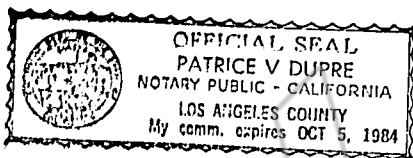
a Notary Public (or judge or other officer, as the case may be),

ROBERT R. STEVENS AND ~~MARY M. STEVENS~~

who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Los Angeles the day and year in this certificate first above written.

Patrice V. Dupre
Signature of Notary



RENO PRINTING CO. — (ACKNOWLEDGMENT GENERAL)

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STATE OF

County of Orange } 88.

On 11-1-82 personally appeared before me,
DATE

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Kent A. Koepsell
Signature of Notary



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County of LOS ANGELES

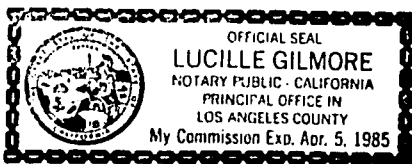
On OCTOBER 21, 1982 personally appeared before me,
DATE

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Roger Williams and Walter B. Kramme Trustees
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Lucille Gilmore
Signature of Notary



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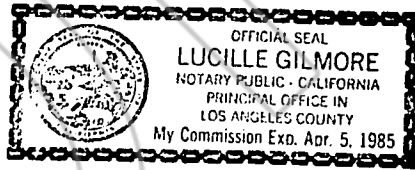
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Lucille Gilmore
Signature of Notary



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DOUGLAS CO. NEVADA

\$ 7.00 pt.

1982 NOV -4 PH 3: 07

SUZANNE BEAUDREAU
RECORDER

Cecil J. East 72881
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