

After recording, please mail to  
Franklin H. Baker, 1028 Sladky Avenue  
Mountain View, CA 94040

Send tax bills to same.

GRANT, BARGAIN, AND SALE DEED

R.P.T.T. \$ Exempt #5

THIS INDENTURE, made this 2nd day of December, 1982, between FRANKLIN H. BAKER, whose address is 1028 Sladky Avenue, Mountain View, California 94040, Party of the First Part, and FRANKLIN H. BAKER and EDYTHE M. BAKER, husband and wife, as their community property with a right of survivorship, whose address is 1028 Sladky Avenue, Mountain View, California 94040, Parties 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 him in hand paid by the Parties of the Second Part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said Parties of the Second Part, an undivided one-half interest in the following-described property situate in Douglas County, State of Nevada, as follows:

All those certain lots, pieces, or parcels of land situate in the Town of Gardnerville, County of Douglas, State of Nevada, and bounded and described as follows, to wit:

BEGINNING at the quarter section corner common to Sections 32 and 33, Township 13 North, Range 20 East, M.D.B. & M.; running thence South 14° 36' East, 657 feet; thence South 44° 43' West, 544.5 feet to the Northerly line of Main Street; thence North 44° 43' West along the Northerly line of Main Street a distance of 284 feet; thence North 44° 50' East, 171.15 feet; thence North 45° 10' West 135.7 feet; thence North 7° 52' West, 607 feet; thence North 89° 42' East, 477 feet to the POINT OF BEGINNING.

ALSO,  
BEGINNING at a point at the northeast fence corner and property corner, said point of beginning being described

as bearing South 89° 53' West a distance of 477 feet from the east one-quarter of Section 32, Township 13 North, Range 20 East, M.D.B. & M.; thence South 7° 35' East along the established fence and property line, and whose previously recorded bearing was South 7° 52' East, a distance of 607 feet to a point at the Southeast corner of the parcel; thence North 30° 13' West, a distance of 62.70 feet to a point; thence North 44° 54' West a distance of 186 feet to a point; thence North 7° 48' West a distance of 419 feet to a point at the Northwest fence corner and property corner; thence North 89° 53' East along the property line and established fence line a distance of 139.60 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to Douglas County School District Board of Trustees in Deed recorded August 27, 1957, in Book C-1 of Deeds, Page 497, as Document No. 12538, and more particularly described as follows:

All that certain piece or parcel of land situate and being in a portion of the NE 1/4 of the SE 1/4 of Section 32, and the NW 1/4 of the SW 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., and more particularly described by metes and bounds as follows, to wit:

Beginning at a point at the Northeast corner of the parcel, said point being the one-quarter corner common to Sections 32 and 33, Township 13 North, Range 20 East; thence South 14° 36' East, along a fence line a distance of 657.00 feet to a point at the Southeasterly corner of the parcel; thence South 44° 43' West along a fence line a distance of 273.40 feet to a point at the Southwesterly corner of the parcel; thence North 45° 15' West, a distance of 547.80 feet to a point on the Westerly side of the parcel; thence North 7° 52' West along a fence line a distance of 446.00 feet to a point at the Northwest corner of the parcel; thence North 89° 42' East, along a fence line a distance of 477.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Signal Oil and Gas Company in Deed recorded January 5, 1962, in Book 10, Page 128, Official Records, as Document No. 19349, and more particularly described as follows:

Being all that certain parcel or lot of land lying in a portion of the NE 1/4 of the SE 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds as follows:

Beginning at a point at the Northwesterly corner of the parcel, said point being described as bearing S. 53° 24' 20" E., a distance of 201.71 feet from the Mill Street Monument on the town map of Gardnerville, as filed and made of record in Douglas County Court House, said point of beginning being further described as bearing S. 29° 03' W., a distance of 942.71 feet from the quarter corner common to Sections 32 and 33, Township 13 North, Range 20 East, M.D.B. & M.; thence from said point of beginning N.

45° 06' E., 269.89 feet to the Northeasterly corner; thence S. 44° 54' E., 105.00 feet to the Southeasterly corner; thence S. 45° 06' W., 270.01 feet to the Southwesterly corner; thence N. 44°50' W., 105.00 feet to the point of beginning.

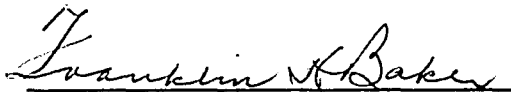
ALSO EXCEPTING THEREFROM that portion conveyed to Mitchel Paul Oxoby and wife in Deed recorded May 19, 1967, in Book 49, Page 612, Official Records, as Document No. 36301, and more particularly described as follows:

A piece or parcel of land situate, lying and being in the NE 1/4, SE 1/4 Section 32, T. 13 N., R. 20 E., M.D.B. & M., in Douglas County, Nevada, more particularly described as follows, to wit:

BEGINNING at the quarter-section corner common to Sections 32 and 33, T. 13 N., R. 20 E., M.D.B. & M.; thence N. 89°57' W., a distance of 477.00 feet to the True Point of Beginning; thence S. 7° 31' E., a distance of 446.00 feet to a point; thence S. 44° 54' E., a distance of 268.96 feet to a point; thence S. 45° 06' W., a distance of 98.28 feet to a point; thence N. 44° 54' W., a distance of 135.70 feet to a point; thence N. 31° 12' W., a distance of 62.70 feet to a point; thence N. 44° 54' W., a distance of 197.38 feet to an intersection with a fence line; thence N. 45° 06' E., along said fence line a distance of 7.10 feet to a point near a fence corner; thence N. 7° 53' 39" W., along a fence line a distance of 411.52 feet to a point near a fence corner; thence S. 89° 57' E., along a fence line a distance of 140.50 feet to the True Point of Beginning.

TOGETHER WITH the easements, tenements, hereditaments, and appurtenances thereunto belonging or appertaining including but not limited to water and mineral rights and shares of stock evidencing the same, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year first hereinabove written.



FRANKLIN H. BAKER

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara )

SS.

ON THIS 2nd day of December, 1982, personally appeared before me, a Notary Public in and for said County and State, FRANKLIN H. BAKER, known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year this certificate first written above.

*Frank A. Gagliardi*  
NOTARY PUBLIC (SEAL)



SEAL

REQUESTED BY  
*Franklin Baker*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
\$ 7.00 PL  
1982 DEC -8 AM 11:56  
SUZANNE BEAUDREAU  
RECORDER  
*Betty Haddon*  
*Dip*

73804 -4-

CROWELL, CROWELL, CROWELL & BAKER, LTD.  
A PROFESSIONAL LAW CORPORATION  
Carson City Office: P.O. Box 1000 Carson City, Nevada 89702  
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