

1 WHEN RECORDED MAIL TO:
2 MANOUKIAN, SCARPELLO & ALLING, LTD.
3 Post Office Box 55
4 Zephyr Cove, Nevada 89448

5 QUIT CLAIM DEED

6 FOR VALUABLE CONSIDERATION, receipt of which is hereby
7 acknowledged, IRIS F. FRANCOEUR, a widow, as to an undivided
8 one-half interest, JOSEPH W. FRANCOEUR, A. JEANNETTE EVANS,
9 MICHAEL E. FRANCOEUR and STEPHEN E. FRANCOEUR as Trustees under
10 the will of JOSEPH E. FRANCOEUR, deceased, as to an undivided
11 one-half interest do hereby QUIT CLAIM an undivided one-half
12 interest to IRIS F. FRANCOEUR, a widow, and an undivided one-half
13 interest unto JOSEPH W. FRANCOEUR, a married man, as his sole
14 and separate property, A JEANNETTE EVANS, a married woman, as
15 her sole and separate property, STEPHEN E. FRANCOEUR, a married
16 man, as his sole and separate property the real property situate
17 in the county of Douglas, State of Nevada, described as follows:

18 SEE Exhibit "A" attached hereto and incorporated
19 herein by reference.

20 TOGETHER with all tenements, hereditaments and appurtenances
21 thereunto belonging or in any wise appertaining, and any reversion,
22 remainders, rents, issues or profits thereof.

23 DATED: December 10, 1982

24 Iris F. Francoeur
IRIS F. FRANCOEUR

25 Joseph W. Francoeur
JOSEPH W. FRANCOEUR
Trustee under the Will of
JOSEPH E. FRANCOEUR, deceased

26 A. Jeannette Evans
A. JEANNETTE EVANS
Trustee under the Will of
JOSEPH E. FRANCOEUR, deceased

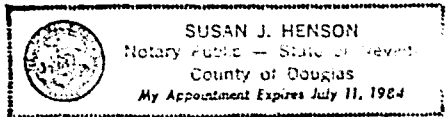
27 Michael E. Francoeur
MICHAEL E. FRANCOEUR
Trustee under the Will of
JOSEPH E. FRANCOEUR, deceased

28 Stephen E. Francoeur
STEPHEN E. FRANCOEUR
Trustee under the Will of
JOSEPH E. FRANCOEUR, deceased

29 STATE OF NEVADA)

30 County of Douglas)
31 On December 10, 1982 personally
32 appeared before me, a Notary Public,
Iris F. Francoeur, Joseph W. Francoeur
Michael E. Francoeur and Stephen E.
Francoeur who acknowledged that they
executed the above instrument.

Susan J. Henson
NOTARY PUBLIC

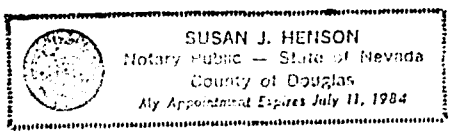


MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW
LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 33
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 588-6876
CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577

EXHIBIT A

1 STATE OF NEVADA)
2 County of Douglas)

3 On December 10, personally appeared before
4 me, a Notary Public, A. JEANNETTE EVANS, who acknowledged to
5 me that she executed the above instrument.



Susan Henson
NOTARY PUBLIC

10 All of that certain lot, piece or parcel of land situate in the
11 County of Douglas, State of Nevada, described as follows:

12 That portion of the Northeast 1/4 of the Southwest 1/4
13 of Section 34, Township 14 North, Range 18 East,
14 M.D.B. & M., described as follows:

15 The North 150 feet of the following described parcel:

16 The South 1/2 of Tract 3 and the North 1/2 of Tract 4
17 of Lot 3, Section 34, Township 14 North, Range 18
18 East, M.D.B.&M., sometimes known as the A. Cohn or
19 Beatty Tract, Lake Tahoe, Nevada, said unofficial
20 Beatty Tract Subdivision survey and the plat thereof
21 made by C.E. Taylor, C.E., was filed in the office
22 of the County Recorder of Douglas County, Nevada
23 on March 4, 1947.

24 EXCEPTING THEREFROM that portion that lies East of
25 the East line of the Highway as set forth in Book T
26 of Deeds, Page 557 and 559. Said Highway now known
27 as U.S. Highway 50.

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 33
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 598-8878

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4377

REQUESTED BY
Manoukian et al
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$5.00 per
1982 DEC 17 AM 8:45

SUZANNE BEAUDREAU
RECORDER

Carol J. Eckart 74072
LIBER 1282 PAGE 1042