

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged, Nev-Pines Associates, a Partnership and Robert E. Tout, Individually and as a Partner thereof, does hereby RELEASE AND FOREVER QUITCLAIM to Heavenly Valley, a Nevada Partnership, P. O. Box 2180, Stateline, Nevada 89449 all the right, title, and interest of the undersigned in and to the real property situate in the County of Douglas, State of Nevada, described as follows:

APN 41-010-02	Boulder Lodge Site	(Parcel 1)	1.940	acres
APN 41-010-09	Winchester Ski Lift	(Parcel 3)	.575	acres
APN 41-010-01	Lower Boulder Parking	(Parcel 23)	23.700	acres
APN 41-010-03	Upper Boulder Parking	(Parcel 23A)	5.425	acres
APN 41-010-07	Kent Corp. (20 acres)	(Parcel 40)	<u>20.000</u>	acres
TOTAL			51.638	acres

The said parcels are more particularly described in the Description Sheets attached hereto and incorporated herein by this reference.

RESERVING AND EXCEPTING therefrom all rights contained in that certain Grant of Appurtenant Easement executed by Heavenly Valley, a Nevada Partnership, to Nev-Pines Associates, a Partnership, said grant of easement recorded NOV. 15, 1983, in Book 1183 of Official Records, at Page 1395, Douglas County, Nevada, and

RESERVING AND EXCEPTING therefrom all rights for use of an easement for construction, repairing and maintaining underground water and sewer utility line, with incidental rights thereto, over said premises as granted to Kingsbury General Improvement District, in Grant of Easement dated December 15, 1975, recorded February 11, 1976, in Book 276, Page 290, Document No. 87169, Official Records of Douglas County, State of Nevada.

DATED this 22<sup>nd</sup> day of AUGUST, 1983.

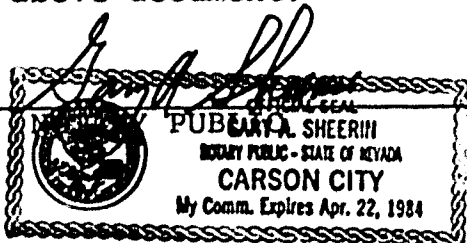
NEV-PINES ASSOCIATES, a Partnership

By Robert E. Tout  
ROBERT E. TOUT

By Robert E. Tout  
ROBERT E. TOUT, Individually

STATE OF NEVADA    )  
                          ) ss.  
CARSON CITY        )

On this 22 day of August <sup>b.u.s.</sup> ~~July~~, 1983, personally appeared before me, a Notary Public in and for said County and State, ROBERT E. TOUT, who acknowledges to me that he executed the above document.



090941  
BOOK 1183 PAGE 1398

LEGAL DESCRIPTION  
**PARCEL 1**  
BOULDER LODGE SITE

A Parcel of land lying wholly within the Northeast one-quarter of the Northwest one-quarter of Section 30, Township 19 East, M.D.B. & M. and being further described as follows:

Commencing at the North one-quarter corner of Section 30; thence South  $21^{\circ} 32' 56''$  West 788.52 feet to the POINT OF BEGINNING; thence along the boundary the following courses:

North  $39^{\circ} 29' 14''$  West 89.41 feet;  
North  $81^{\circ} 32' 57''$  West 79.00 feet;  
North  $81^{\circ} 32' 57''$  West 41.05 feet;  
South  $32^{\circ} 30' 00''$  West 116.14 feet;

to the beginning of a curve to the left, having a central angle of  $47^{\circ} 00' 00''$ , a radius of 170 feet and an arc length of 139.45 feet to the beginning of a tangent to said curve; thence

South  $14^{\circ} 30' 00''$  East 130.0 feet;  
North  $79^{\circ} 22' 36''$  East 118.50 feet;  
North  $57^{\circ} 21' 21''$  East 158.00 feet;  
North  $21^{\circ} 29' 21''$  East 153.36 feet;  
North  $21^{\circ} 29' 21''$  East 58.71 feet;  
South  $71^{\circ} 39' 10''$  West 105.92 feet;

to the POINT OF BEGINNING and containing an area of 1.94 acres more or less.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Jones and Turner, Inc.  
Engineering Surveying Planning  
P.O. Box 5067  
Stateline, Nevada 89449

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PARCEL 3 - WINCHESTER SKI LIFT  
(Page 5, Paragraph 2(b) - A)

A parcel of land situate in Section 30, T13N, R19E, MDB&M being 40.00 feet in width except the first and last 100 feet which is 80 feet in width the centerline of which is described as follows:

COMMENCING at Point "F" as shown on the Record of Survey filed as Document No. 64394 on February 22, 1973, Official Records, Douglas County, Nevada; thence North  $64^{\circ} 29' 57''$  West 110.00 feet to the True Point of Beginning; thence South  $48^{\circ} 49' 49''$  West 624.40 feet to a point, said point being the end of this description, said point bears South  $57^{\circ} 25' 45''$  West 675.56 feet from Point "F" as shown on the aforementioned Record of Survey.

Said parcel having a total area of 0.573 acres.

CREEGAN & D'ANGELO  
CONSULTING ENGINEERS

JUNE 27, 1974  
PAGE 1 of 1 - 57311

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BOOK 1183 PAGE 1400

DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 23 - Lower Boulder Parking Lot:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 13 North, Range 19 East, M.D.B. & M., described as follows:

Commencing at the Westerly corner common to Lots 11 and 12, Block 8, as set forth on the Map of Kingsbury Estates Unit #2 filed for record June 6, 1962, as Document No. 20174, Official Records of Douglas County, State of Nevada; thence South 10°33'00" East, a distance of 91.00 feet and North 72°02'00" East, a distance of 23.40 feet to the Point of Beginning; thence along the Southerly boundary of said Kingsbury Estates, the following courses: North 72°02'00" East, a distance of 368.60 feet; South 88°38'00" East, a distance of 158 feet, North 56°43'00" East, a distance of 492.50 feet, South 52°10'59" East, a distance of 226.67 feet, South 69°42'00" East, a distance of 117.35 feet to a point on the boundary line of Tahoe Village Unit No. 2, as set forth on the Amended Map of Tahoe Village Unit No. 2 filed for record March 29, 1974, Document No. 72495, Official Records of Douglas County, State of Nevada; thence along said boundary South 00°23'02" East, a distance of 492.72 feet; thence South 14°42'36" West, a distance of 626.90 feet; thence North 89°58'20" West, a distance of 1085.32 feet more or less along the North boundary of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 30 to a point on the East 1/2 of the Northwest 1/4 of said Section 30; thence North along said West boundary to the True Point of Beginning.

Assessor's Parcel No. 41-010-01; formerly Assessor's Parcel No. 09-020-23.

Said Parcel having a total area of 23.7 acres.

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A parcel of land situate in Section 30, T13N, R19E, MDB&M more particularly described as follows:

COMMENCING at the North 1/4 corner of Section 30; thence  
South 14° 11' 07" East 732.28 feet to the True Point of Beginning;  
thence continuing South 78° 59' 04" West 84.93 feet; thence  
North 67° 33' 10" West 175.33 feet; thence  
South 71° 39' 10" <sup>WEST</sup> East 235.64 feet; thence  
North 39° 29' 14" West 89.41 feet; thence  
North 81° 32' 57" West 120.05 feet; thence  
North 32° 30' 00" East 69.35 feet; thence  
North 02° 57' 48" West 245.73 feet; thence  
North 48° 26' 50" East 256.20 feet; thence  
South 85° 27' 24" East 52.20 feet; thence  
South 47° 44' 35" East 274.26 feet; thence  
South 56° 06' 19" East 146.28 feet; thence  
South 11° 00' 56" East 271.89 feet to the True Point of  
Beginning.

Said parcel having an area of 5.425 acres.

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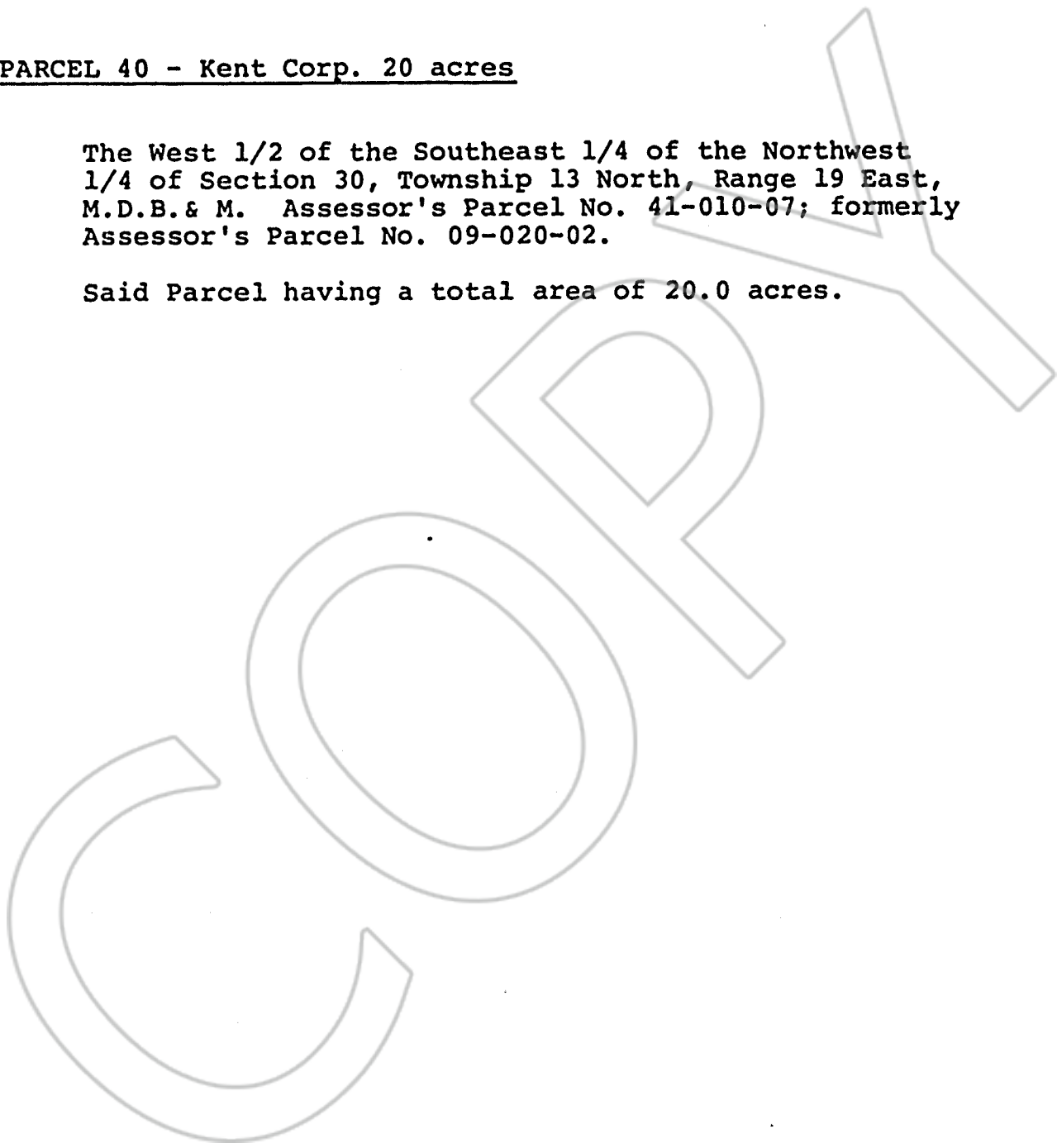
DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 40 - Kent Corp. 20 acres

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 13 North, Range 19 East, M.D.B. & M. Assessor's Parcel No. 41-010-07; formerly Assessor's Parcel No. 09-020-02.

Said Parcel having a total area of 20.0 acres.





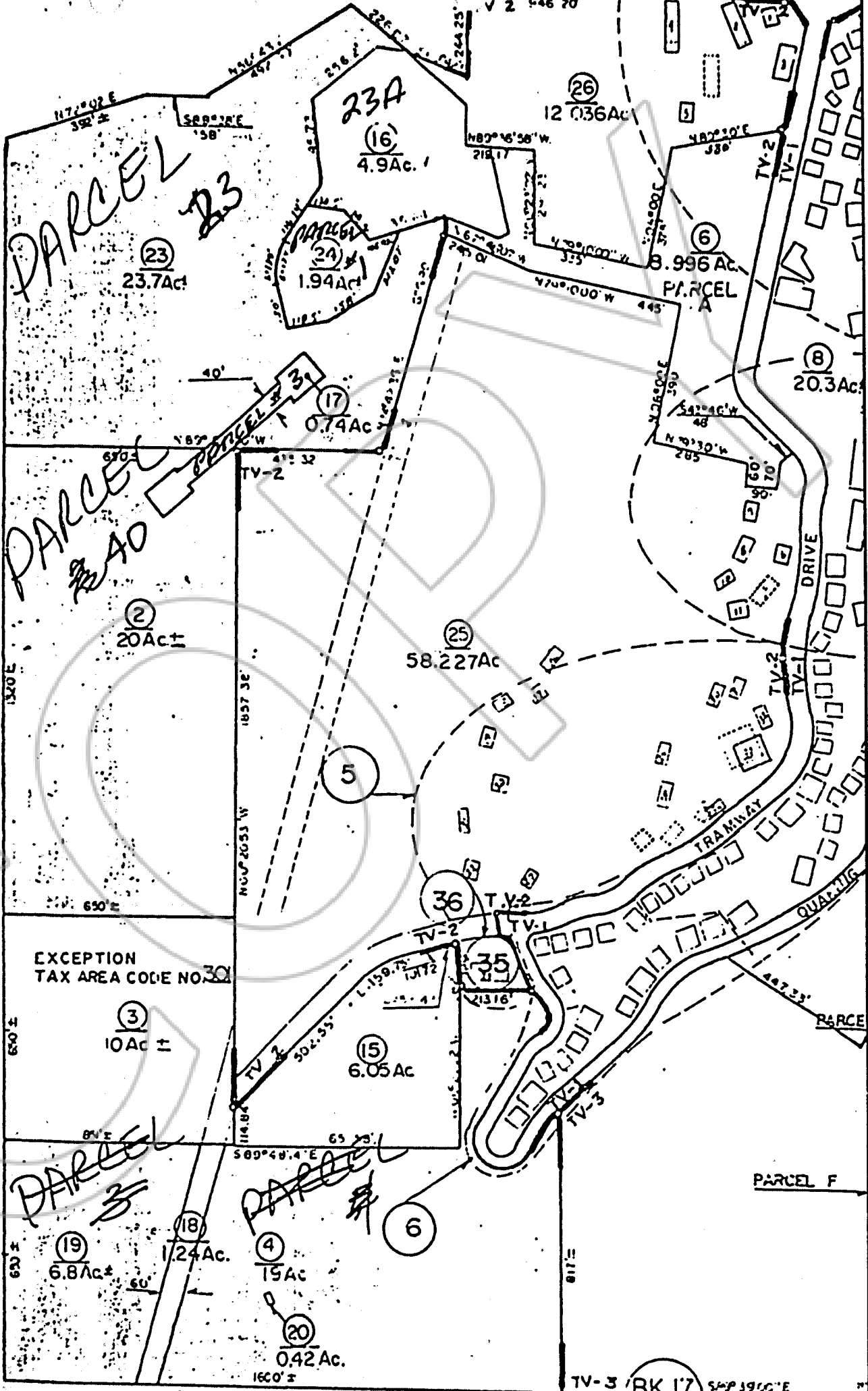
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*PARCEL 23*

*PARCEL 20*

*PARCEL 3*

*PARCEL 4*



UNPAID  
COATED

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BOOK 1183 PAGE 1404

TV-3 BK.17 S 89° 48.4' E

COPY

REQUESTED BY  
**DOUGLAS COUNTY TITLE**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

*\*12.00 pd*  
1983 NOV 15 PM 12: 32

SUZANNE BEAUDREAU  
RECORDER

090941

*Betty Hester*  
*Dy*

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