

# GRANT BARGAIN AND SALE DEED

(Escrow No. DO 8379 KH.)

In consideration of the sum of TEN AND 00/100THS Dollars,  
the receipt whereof is hereby acknowledged,

CHARLES W. MORGAN and BEVERLY A. MORGAN (who acquired title as Beverly A. Proctor)  
husband and wife,

do hereby GRANT, BARGAIN and SELL to

DAN BROWN and ELEANOR D. BROWN, husband and wife as joint tenants

the following described Real Property in the State of Nevada, County of DOUGLAS

City of \_\_\_\_\_:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE FOR LEGAS DESCRIPTION

Together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversions, remainders, rents, issues, and profits thereof.

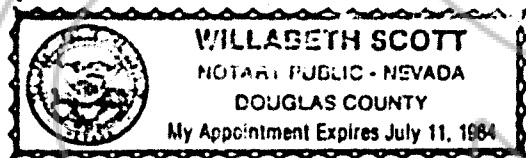
Witness our hands this 15th day of December, 19 83

*Charles W. Morgan*  
Charles W. Morgan  
*Beverly A. Morgan*  
Beverly A. Morgan, who acquired title as  
Beverly A. Proctor *Beverly A. Proctor*

STATE OF NEVADA

COUNTY OF Douglas

On December 15, 1983, before me, the undersigned, a Notary Public in and for said  
County and State, personally appeared Charles W. Morgan and  
Beverly A. Morgan known to me to be the  
person s whose name s are \_\_\_\_\_ subscribed to the within instrument, and acknowledged to me that t he y executed the same.



Notary's Signature *Willabeth Scott*

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

CHARTER TITLE

AND WHEN RECORDED MAIL TO

Name  
Street Address  
City State Zip  
Mr. & Mrs. Dan Brown  
P. O. Box 10631  
Reno, Nv. 89510

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name  
Street Address  
City State Zip  
Same as above

092864  
BOOK 1283 PAGE 2153

Nevada Form No. 340

EXHIBIT "A"

SITUATE IN DOUGLAS COUNTY, STATE OF NEVADA AND DESCRIBED AS FOLLOWS:

PARCEL ONE:

The South 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 35 Township 14 North, Range 20 East, M.D.B. & M.

PARCEL TWO:

Together with a non-exclusive easement of ingress and egress over the following described property:

A Strip of land, 50 feet in width, located in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, the centerline of which is more particularly described as follows:

Commencing at the North 1/4 corner of said Section 35, proceed South 89° 55' 44" West 662.31 feet, along the section line, to the true point of beginning, proceed THENCE South 0° 05' 25" East, 659.78 feet to the point of termination, at the Southwest corner of the Yeoman Property.

EXCEPTING THEREFROM a parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada more particularly described as follows:

Commencing at the North 1/4 corner of said Section 35, proceed South 89° 55' 44" West, 662.31 feet, along the section line to a point; THENCE South 0° 05' 25" East, 659.78 feet, to the Southwest corner of the Yeoman property, THENCE North 89° 56' 54" East, 25.00 feet, to the true point of beginning, which is the Southwest corner of this parcel; THENCE North 0° 05' 25" West, 85.16 feet, along the Easterly boundary of an existing 25 foot wide public road easement, to a point; THENCE Southeasterly around a tangent curve to the left, having a radius of 75 feet, a central angle of 58° 15' 55" a semi-tangent of 41.84 feet and a length of 76.33 feet, to a point of tangency; THENCE South 58° 24' 20" East, 40.72 feet, to a point on the Southerly property line of Yeoman; THENCE South 89° 56' 54" West, 70.26 feet along said Southerly property line to the True Point of Beginning.

EXCEPTING THEREFROM the Westerly 25 feet thereof for public road and utility purposes.

A.P. No. 21-250-09

REQUESTED BY  
CHARTER TITLE INS.

BY SPECIAL RECORDERS  
DOUGLAS COUNTY, NEVADA

26.00 pl  
1983 DEC 16 PM 3:30

SUZANNE BEAUDREAU  
RECORDER

092864

*Betty Hurdon*  
Dep

BOOK 1283 PAGE 2154