

DEED

THIS DEED, made this 29th day of March, 19 84, between
JACK SIEVERS and MARYANNE SIEVERS, husband and wife

hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property situate, lying and being in the County of Douglas, State of Nevada, more particularly described as follows: being a portion of the NE 1/4 of Section 19, T. 13 N., R. 19 E., M.D.M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at the intersection of the easterly property line of that certain parcel of land as described in deed dated May 6, 1980 filed as document number 44304 of Official Records in the Office of the County Recorder of Douglas County, Nevada on May 7, 1980, with the left or northerly right-of-way line of SR-207 (Project FH-RS-207(2)), 250.00 feet left of and measured radially from Highway Engineer's Station "K3" 19+68.98 P.O.C., said point of beginning further described as bearing S. 59°23'40" W., a distance of 2272.01 feet from the northeast corner of Section 19, T. 13 N. R. 19 E., M.D.M.; thence from a tangent which bears N. 48°40'16" E. curving to the right, along said right-of-way line, with a radius of 650 feet, through an angle of 117°53'47", an arc distance of 1337.49 feet to a point; thence S. 13°25'57" E., along said right-of-way line, a distance of 520.22 feet to a point; thence from a tangent which bears the last described course curving to the left, along said right-of-way line, with a radius of 150 feet, through an angle of 60°26'52", an arc distance of 158.25 feet to a point; thence S. 73°52'49" E., along said right-of-way line, a distance of 485.00 feet to a point; thence S. 36°50'38" E., along said right-of-way line, a distance of 272.82 feet to a point on the east section line of said Section 19; thence S. 0°55'01" W., along said section line, a distance of 20.20 feet to a point on the former right-of-way of Kingsbury Grade (SR-207); thence from a tangent which bears N. 49°04'51" W., curving to the left, along said former right-of-way, with a radius of 610 feet through an angle of 84°16'38", an arc distance of 897.26 feet to a point; thence N. 43°21'29" W., along said former right-of-way, a distance at 20.00 feet to a point; thence from a tangent which bears S. 46°38'31" W., curving to the left, along said former right-of-way with a radius of 630 feet, through an angle of 5°42'09", an arc distance of 62.70 feet to a point; thence continuing along said former right-of-way, the following courses and distances; N. 58°31'23" W., a distance of 108.14 feet; thence N. 48°03'59" W., a distance of 79.31 feet; thence N. 20°13'36" W., a distance of 121.49 feet; thence N. 39°05'38" W., a distance of 61.85 feet; thence N. 22°35'33" W., a distance of 161.38 feet; thence

Parcel S-207-D0-003.640 (Continued)

N. 0°47'45" W., a distance of 72.01 feet; thence N. 2°59'12" E., a distance of 115.16 feet; thence N. 6°31'11" W., a distance of 105.68 feet; thence N. 16°51'30" W., a distance of 103.45 feet; thence N. 25°01'01" W., a distance of 49.66 feet; thence N. 35°13'03" W., a distance of 83.23 feet; thence N. 23°11'55" W., a distance of 68.54 feet; thence N. 77°54'19" W., a distance of 28.64 feet; thence S. 82°01'49" W., a distance of 50.49 feet; thence S. 65°05'43" W., a distance of 30.87 feet; thence S. 66°42'20" W., a distance of 78.39 feet; thence N. 86°59'14" W., a distance of 38.05 feet; thence N. 59°51'31" W., a distance of 35.85 feet; thence N. 36°15'14" W., a distance of 111.61 feet; thence N. 36°52'12" W., a distance of 70.00 feet; thence N. 29°30'41" W., a distance of 60.90 feet; thence N. 25°12'04" W., a distance of 56.36 feet; thence N. 13°51'05" W., a distance of 75.19 feet; thence N. 41°11'09" W., a distance of 42.52 feet; thence N. 34°54'09" W., a distance of 52.43 feet; thence N. 51°20'25" W., a distance of 19.21 feet; thence N. 82°14'05" W., a distance of 22.20 feet; thence S. 58°46'54" W., a distance of 38.59 feet; thence S. 39°05'38" W., a distance of 41.23 feet; thence S. 27°17'59" W., a distance of 69.77 feet; thence S. 16°09'26" W., a distance of 6.89 feet to a point on said easterly property line of that parcel of land as described in said deed referenced above; thence N. 0°52'51" E., along said property line, a distance of 118.83 feet to the point of beginning. Said parcel contains an area of 20.59 acres, more or less.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge, that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

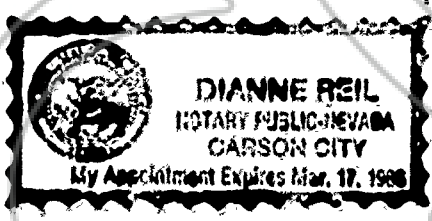
TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

[Signature]
JACK SIEVERS
[Signature]
MARYANNE SIEVERS
[Signature]

STATE OF Nevada
Carson City

On this 29th day of March, 1984, personally appeared before me, the undersigned, a Notary Public in and for the Carson City, State of Nevada, Jack Sievers and Jack Sievers known to me to be the attorney in fact for Maryanne Sievers known to me to be the person described in and who executed the foregoing instrument who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes thereby mentioned.



IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Dianne R. Reil

I certify this to be a true and correct copy of the original document.

Carol Costa
Silver State Title Company

no. 1183
89081
31 no. 308

**UNIVERSAL AND GENERAL
POWER OF ATTORNEY**

I, **MARYANNE SIEVERS**, residing at 3239 Country Club Boulevard, Stockton, California, do hereby name, designate, constitute, and appoint my husband, **JACK SIEVERS**, residing at 3239 Country Club Boulevard, Stockton, California, my true and lawful agent and attorney-in-fact to act in, manage, and conduct all my affairs, and for that purpose, in my name and on my behalf, or otherwise, to do and execute any and all things which he, the said **JACK SIEVERS**, may consider desirable, appropriate, necessary, or proper in any way in connection with any of my affairs, and do further, without in any way limiting the generality of the foregoing, specifically authorize said agent and attorney-in-fact to do any and all of the following acts, deeds, and things:

1. To pay any expenses in respect to any part of my estate as my attorney shall think fit.

2. To vote at all meetings of stockholders of any company or corporation, and otherwise to act as my attorney or proxy in respect of any shares of stock or other securities or investments which now or hereafter shall belong to me.

3. To enter into and upon all and singular my real estate, and to let, manage, and improve the same or any part thereof, and to repair or otherwise improve or alter, and to insure any buildings thereon.

4. To contract with any person for leasing for such periods, at such rents and subject to such conditions as my attorney shall see fit, all or any of my said real estate, and any such person to let into possession thereof, and to execute all such leases and contracts as shall be necessary or proper in that behalf, and to give notice to quit to any tenant or occupier thereof, and to receive and recover

89081
31 no. 308

28081

31 MAR 307

from all tenants and occupiers thereof or of any part thereof all rents, arrears of rent, and sums of money which now are or shall hereafter become due and payable in respect thereof, and also on nonpayment thereof or of any part thereof to take all necessary or proper means and proceedings for determining the tenancy or occupation of such tenants or occupiers, and for ejecting the tenants or occupiers and recovering the possession thereof.

5. To sell, either at public or private sale, or exchange any part or parts or all of my real estate or personal property for such consideration and upon such terms as my attorney shall, in his personal judgment and discretion, consider appropriate, and to execute and deliver good and sufficient deeds or other instruments for the conveyance or the transfer of the same, with such covenants of warranty or otherwise as my attorney shall see fit, and to give good and effectual receipts for all or any part of the purchase price or other consideration, and to execute and deliver any and all contracts or other instruments which my attorney, in his personal judgment and discretion, may consider reasonably necessary, proper, or appropriate concerning any of the same.

6. To demand, sue for, collect, receive, and give discharges for all moneys, debts, interest, dividends, securities, shares of stock, and other personal property which now belongs or shall hereafter belong to me.

7. To commence, prosecute, and defend all actions and other proceedings touching my estate or any part thereof, or touching anything in which I or my estate may be in any way concerned, provided, however, that except as my said attorney may voluntarily make appearance in any suit, action, or proceeding on my behalf, my said attorney shall have no authority to accept service of any process on my behalf.

8. To settle, compromise, or submit to arbitration all claims, demands, accounts, disputes, and differences between me and any other person.

28081

31 MAR 307

88001

BOOK 31 PAGE 308

9. To sell all or any bonds, shares of stock, or other securities belonging to me, and to execute all deeds and other instruments necessary or proper for transferring the same to the purchaser or purchasers thereof, and to give good receipts and discharges for all purchase moneys payable in respect thereof.

10. To invest the proceeds of any sale or sales aforesaid and any other of my moneys in such bonds, shares of stock, and other securities as my attorney in his absolute discretion shall think fit, and from time to time to vary the said investments or any of them, and in the meantime and pending any such investment as aforesaid to deposit the said moneys in any bank or banks to which my attorney shall think fit to intrust them.

11. To deposit any moneys which may come to his hands as such attorney with any bank or bankers or other person either in my or his own name, and any of such money or any other money to which I am entitled which now is or shall be so deposited to withdraw, and either employ as he shall think fit in the payment of any debts, or interest, payable by me, or taxes, assessments, insurance, and expenses due and payable or to become due and payable on account of my real and personal estate, or in or about any of the purposes herein mentioned, or otherwise for my use and benefit, or to invest in my or his own name in any stocks, shares, bonds, securities or other property, real or personal, as he may think proper, and to receive and give receipts for any income or dividend arising from such investments, and all and any such investments or other investments to vary or dispose of for my use and benefit as he may think fit.

12. To perform and carry out all contracts entered into by me with any other person.

13. To borrow any sum or sums of money on such terms and with such security, whether real or personal property, as my attorney may think fit, and for that purpose to execute all promissory notes,

88001

BOOK 31 PAGE 308

100132

BOOK 484 PAGE 2395

28081

BOOK 31 PAGE 309

bonds, mortgages, deeds of trust, and other instruments which may be necessary or proper.

14. For any of the purposes herein set forth, whether express or implied, or any of them, to endorse all checks or other instruments payable to me, and to sign in my name and execute on my behalf all deeds, assignments, transfers, proxies, and instruments whatsoever.

15. To appoint and remove at pleasure any substitute for or agent under him in respect of all or any of the matters aforesaid upon such terms as my attorney shall think fit.

16. Without in any way being limited by the foregoing either expressly or impliedly, I hereby specifically confer upon my attorney-in-fact the power and right, in his own unlimited personal discretion or judgment, to act as effectually and as fully in all respects and in any matters as I myself could do if personally present.

17. And I hereby undertake to ratify everything which my attorney or any substitute or substitutes or agent or agents appointed by him hereunder shall lawfully do or cause to be done in the premises.

18. This Power of Attorney shall remain in full force and effect until such time as it may be revoked through the recordation with the County Recorder of the County of Douglas, State of Maine, of an express revocation hereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May, 1963.

Maryann Stevens
MARYANN STEVENS

STATE OF CALIFORNIA }
COUNTY OF SAN JOAQUIN } SS.

On this 6th day of May, 1963, before me, the undersigned, a Notary Public for the State of California with principal office in San Joaquin County, residing therein, duly commissioned and sworn,

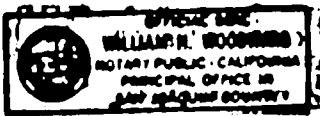
28081
BOOK 31 PAGE 309

28091

BOOK 31 PAGE 310

personally appeared MARTINE SLEVERS, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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



William H. Woodward (SEAL)
WILLIAM H. WOODWARD
(Type or Printed Name of Notary)
Notary Public for the State of
California with principal office in
San Joaquin County. My Commission
expired July 14, 1967

28091

SILVER STATE TITLE CO.

Recorded at Request of
On *May 11, 1965* At *11* - *00* AM, *Pushd*
Official Records of Douglas County, *Nebraska*
Ethel H. Schocht, Recorder. By *Ethel H. Schocht*

28091

BOOK 31 PAGE 310

100132

COPY

REQUESTED BY
SILVER STATE TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$ 19.00 pd

1984 APR 30 AM 10:48

SUZANNE BEAUDREAU
RECORDER

Carol J. Smith **100132**
Dep. **BOOK 484 PAGE 2398**