

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ESPERANZA DUFUR, an unmarried woman, does hereby GRANT, BARGAIN and SELL to EUSEBIO CENOZ, an unmarried man, the real property situate in the County of Douglas, State of Nevada, described as follows: An undivided one-third (1/3) interest in and to:

All that certain lot, piece or parcel of land situate in the Town of Gardnerville, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the 1/16 Section corner, which is the SE corner of the SW 1/4 of the SW 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., proceed North 42°22'10" W., 1059.58 feet, to the TRUE POINT OF BEGINNING, which lies on the Northerly right-of-way line of Main Street (U.S. 395), and is the Southern most corner of the parcel, and is at the Western most corner of the Outdoorsman Building; proceed thence N 44°35'11" E., 45.06 feet, to a point; thence N 43°47'50" E., 122.94 feet to a point; thence S 45°14'27" E., 24.00 feet, to a point; thence N 44°00'30" E., 97.65 feet, to a point which lies on the Southerly boundary of Mission Street, thence N 45°18'20" W., 127.31 feet, along the Southerly boundary of Mission Street, to a point; thence S 44°06'14" W., 172.00 feet, to a point; thence N 43°03'47" W., 125.00 feet, to a point; thence S 44°06'14" W., 20.00 feet, to a point; thence S 45°20'33" W., 76.87 feet, to a point which lies on the Northerly right-of-way line of Main Street (U.S. 395); thence S 44°54' E., 230.30 feet, to the TRUE POINT OF BEGINNING, SUBJECT TO a non-exclusive right-of-way over the alley between the Outdoorsman Building and the Gardnerville Post Office Building and leading thence to the former Imelli Estate.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, reversions, remainder, remainders, rents, issues or profits thereof.

DATED this 27th day of August, 1974.

Esperanza Dufur
ESPERANZA DUFUR

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 88
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 888-6676

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4877

✓ 32 *Tax*
1207 566
GARD. NV
59410

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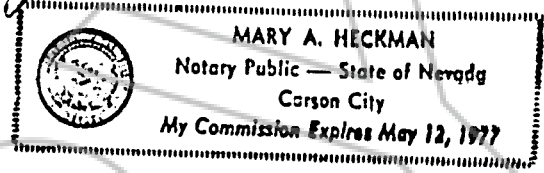
CARSON CITY OFFICE
303 EAST PROCTOR STREET
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TELEPHONE (702) 882-4577

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STATE OF NEVADA)
) ss.
Carson City)

On this 27th day of August, 1974, personally appeared before me, a Notary Public, ESPERANZA DUFUR, who acknowledged that she executed the above instrument.

Mary A. Heckman
NOTARY PUBLIC



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REQUESTED BY
Eusebio Cenz
IN OFFICE RECORDS OF
CLERK OF COUNTY CLERK NEVADA

'84 OCT 23 P3:06

SUZANNE L. LEAU
RECORDS

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\$ 6.00 PAID. *OK* DEPUTY

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