

THIS INDENTURE WITNESSETH: That FRANK N. WESTSMITH and EVELYN E. WESTSMITH, husband and wife

in consideration of \$ 10.00 plus , the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to WILLIAM SPINKS and JOAN SPINKS, husband and wife as joint tenants with right of survivorship as to an undivided 50% interest held as tenants in common with NOEL MANOUKIAN and LOUISE M. MANOUKIAN, husband and wife as joint tenants with right of survivorship as to an undivided 50% interest

and to the heirs and assigns of such Grantee forever, all that real property situated in the \_\_\_\_\_

County of Douglas , State of Nevada, bounded and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof by reference.

TOGETHER WITH all water rights including, but not limited to, that water right known as Application No. 35973, registered with the State Engineer, Division of Water Resources, State of Nevada, but subject to all conditions set forth in such application.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness our hand S this 1st day of November, 19 84.

STATE OF NEVADA

COUNTY OF Douglas

SS

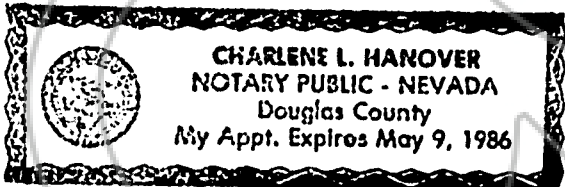
Frank N. Westsmith  
FRANK N. WESTSMITH

Evelyn E. Westsmith  
EVELYN E. WESTSMITH

On November 1, 1984 personally appeared before me, a Notary Public, **\*\*FRANK N. WESTSMITH and EVELYN E. WESTSMITH\*\***

who acknowledged that the y executed the above instrument.

Charlene L. Hanover  
Notary Public



WHEN RECORDED MAIL TO:

Mr. & Mrs. Spinks, et al  
P.O. Box 975  
Minden, Nv 89423

The grantor(s) declare(s):  
Documentary transfer tax is \$ 82.50  
XXX computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

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

West 1/2 of the Southeast 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B.&M., excepting, however, the following described property:

Beginning at the South quarter-section corner of the above described Section 7; thence North along the Westerly boundary of said Southwest 1/4 Southeast 1/4 of Section 7, a distance of 791.41 feet to an intersection with the Southwesterly right-of-way line of Nevada State Highway Route 3 (U.S. 395) which right-of-way line is 75 feet Southwesterly of measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35°06'53" East, curving to the left along said Highway right-of-way line with a radius of 20,075 feet through an angle of 02°47'43" an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89°34'30" West; along said section line, a distance of 582.70 feet to the point of beginning.

Further excepting therefrom any portion lying within the right of way line of Nevada State Highway Route 3 (U.S. 395) by Instrument created by Meta Christensen recorded April 24, 1940, in Book V of Deeds at Page 424, Douglas County, Nevada.

Assessor's Parcel No. 37-030-14 (Parcel 1)

PARCEL 2

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

Beginning at the South quarter-section corner of Section 7, Township 10 North, Range 22 East, M.D.B.&M.; thence North along the Westerly boundary of said Southwest 1/4 of Southeast 1/4 of said Section 7, a distance of 791.41 feet to an intersection with the Southwesterly right of way line of Nevada State Highway Route 3 (U.S. 395), which right of way line is 75 feet Southwesterly of, measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35°06'53" East, curving to the left along said highway right of way line with a radius of 20,075 feet through an angle of 02°47'43" an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89°34'30" West, along said Section line, a distance of 582.70 feet to the point of beginning.

Excepting that portion in Deed executed February 20, 1962 between Ernest M. Pellkofer and Pauline W. Pellkofer to State of Nevada (Department of Highways), recorded March 15, 1962, in Book 11, Page 130 of Official Records, as File No. 19725.

Also excepting that portion conveyed by deed to Verner Sward and Colleen Sward, husband and wife, recorded on June 7, 1965, in Book 32, Page 29, Douglas County, records.

Assessors Parcel No. 37-030-18

PARCEL 3

All portions of the former U.S. Highway 395 road right of way as defined in the relinquishment to Douglas County, a political subdivision of the State of Nevada, by that certain indenture recorded July 26, 1982, in Book 782 at page 1415 as Document No. 69637 of the Official County Records as contained within the west 1/2 of the southeast 1/4 of aforesaid Section 7

Excepting therefrom a fifty foot (radius) cul-de-sac, the centerpoint of which is defined as: commencing at the northeast corner of Section 18, Township 10 North, Range 22 East, M.D.B.&M., thence South 89°31'00" West, a distance of 1919.22 feet to a point on the physical road centerline (1939 construction) of former U.S. Highway 395; thence North 00°29' West, a distance of 38.76 feet to the center of aforesaid cul-de-sac.

Portion of Assessor's Parcel No. 37-030-14

REQUESTED BY  
**DOUGLAS COUNTY TITLE**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'84 NOV -1 P12:35

SUZANNE [unclear] HEAD  
RECORDS

\$16.00 PAID [unclear] DEPUTY

109496

BOOK 1184 PAGE 049