

Order No.

Documentary Transfer Tax \$ 137.50

Escrow No. 38397MM1

XXX Computed on full value of property conveyed; or Computed on full value less liens & encumbrances remaining thereon at time of transfer. Under penalty of perjury.

WHEN RECORDED, MAIL TO: Mr. & Mrs. Franklin V. Howard P.O. Box 2237 Gardnerville, NV 89410

MAIL TAX STATEMENTS TO The Kissell Company P.O. Box 1686 Springfield, Ohio 45501

Signature of declarant or agent determining tax - firm name

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOSEPH P. FINNEGAN AND JUDITH A. FINNEGAN, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

FRANKLIN V. HOWARD AND DEANNA H. HOWARD, husband and wife, as Joint Tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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

DATED: February 5, 1985

Signature of Joseph P. Finnegan

JOSEPH P. FINNEGAN

Signature of Judith A. Finnegan

JUDITH A. FINNEGAN

SEAL

COLORADO ) STATE OF ~~NEVADA~~ ) : ss. ) County of Mesa )

On 2-20-85 19, personally appeared before me, a Notary Public, Joseph P. Finnegan and Judith A. Finnegan

who acknowledged that they executed the above instrument. My commission expires 12-13-87.

Signature of Notary Public

NOTARY PUBLIC

113859

BOOK 285 PAGE 1540

MANOUKIAN, SCARPELLO & ALLING, LTD. ATTORNEYS AT LAW

LAKE TAHOE OFFICE ROUND HILL PROFESSIONAL BUILDING P. O. BOX 58 ZEPHYR COVE, NEVADA 89448 TELEPHONE (702) 588-6876 CARSON CITY OFFICE 303 EAST PROCTOR STREET CARSON CITY, NEVADA 89701 TELEPHONE (702) 882-4577

All those certain lots, pieces or parcels of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL NO. 1

A lot or parcel of land located in the SE 1/4 of the NE 1/4 of Section 11, T. 12 N., R. 20 E., M.D.B.&M., in Douglas County, Nevada described as follows:

BEGINNING at the Southeast corner of the parcel which is located North 0°08'00" East, 395.00 feet and North 89°51'30" West, 40.00 feet from the East one-quarter of said Section 11; thence North 0°08'00" East, 290.00 feet; thence North 89°51'30" West, 300.00 Feet; thence South 0°08'00" West, 290.00 feet; thence South 89°51'30" East, 300.00 feet to the Point of Beginning.

PARCEL NO. 2

An easement for ingress and egress over the following described parcels of said land, to wit:

PARCEL A

A portion of the SE 1/4 of the NE 1/4 of Section 11, T. 12 N., R. 20 E., M.D.B.&M., described as follows:

An easement 40 feet wide lying contingent to and Westerly of the following described line: BEGINNING at the 1/4 corner common to Sections 11 and 12, T. 12 N., R. 20 E., M.D.B.&M; thence North 0°08'00" East 1322.95 feet along the section line common to Sections 11, and 12 to the Point of Ending.

PARCEL B

A portion of the SE 1/4 of the NE 1/4 of Section 11, T. 12 N., R. 20 E., M.D.B.&M., described as follows:

An easement 50 feet wide lying 25 feet on either side of the following described line: BEGINNING at the point on the East line of said Section which bears N. 0°08'00" East 370.00 feet from the 1/4 corner common to Sections 11 and 12, T. 12 N., R. 20 E., M.D.B.&M.; thence North 89°51'30" West 1323.73 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 11, the Point of Ending.

PARCEL C

A portion of the SE 1/4 of the NE 1/4 of Section 11, T. 12 N., R. 20 E., M.D.B.&M., described as follows:

An easement 50 feet wide lying 25 feet on either side of the following described line: COMMENCING at the 1/4 corner common to Sections 11 and 12, T. 12 N., R. 20 E., M.D.B.&M; thence North 0°08'00" East 370.00 feet; thence North 89°51'30" West 638.73 feet to the True Point of Beginning; thence North 0°29'04" East 675.30 feet to the center of a cul-de-sac having a radius of 50 feet.

A.P.N. 23-211-11

REQUESTED BY  
~~LAWYERS TITLE~~  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

85 FEB 22 P3:46

SUZANNE BEAUDREAU  
RECORDER  
600 PAID *[Signature]* DEPUTY 113859  
BOOK 285 PAGE 1541