

WHEN RECORDED MAIL TO:

Manoukian, Scarpello & Alling, Ltd.
Post Office Box 55
Zephyr Cove, Nevada 89448

R.P.T.T. \$ 1,650.00

MAIL TAX STATEMENTS TO:

William Gustafson
200 E. Sandpointe Drive
Suite 102
Santa Ana, CA 92707

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STEPHEN H. BOURNE, a married man, does hereby GRANT unto WILLIAM A. GUSTAFSON, a married man, as his sole and separate property, all the right, title, and interest in and to that certain part and parcel of real property situate in the County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof, including the right to 1.12 acre feet per year of quasi-municipal use of water as set forth in the State of Nevada, Division of Water Resources Permit Nos. 45354 through 45359 inclusive.

Reserving unto GRANTOR, his heirs and assigns forever, a burial and gravesite easement over and across a portion of the aforementioned property, as more particularly set forth in Exhibit "B" attached hereto and incorporated herein by reference, including the rights of ingress and egress as set forth therein.

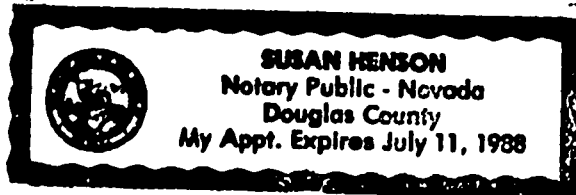
Also reserving unto GRANTOR, his heirs and assigns forever the right of ingress and egress to access the point of diversion, maintain, replace and repair all pipes, ditches, boxes and weirs related to the State of Nevada, Division of Water Resource No. 1094, Certificate No. 2715.

DATED: May 13th 1985 By Stephen H. Bourne
STEPHEN H. BOURNE

STATE OF NEVADA)
 : ss.
County of Douglas)

On this 13th day of May, 1985, personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, STEPHEN H. BOURNE, 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 therein 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.



Susan Henson
NOTARY PUBLIC

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MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW
LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 588-6676
CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577

All that certain parcel of land situate in the South one-half (1/2) of the Southeast one-quarter (1/4) of Section 10, and the North one-half (1/2) of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, and being more particularly described as follows:

BEGINNING at the corner common to Sections 10, 11, 15 and 14 of Township 13 North, Range 18 East, the TRUE POINT OF BEGINNING, thence South $00^{\circ}14'04''$ East, 1643.99 feet along the line common to Sections 15 and 14; thence leaving said Section line North $82^{\circ}51'23''$ West, 130 feet to the Northeast corner of Lot 37, Block "B", Round Hill Village Unit No. 4, as shown and so designated on the Official Plat thereof, Document Number 31837 in the Official Douglas County Records; thence along the Northerly line of said Subdivision the following ten (10) courses and distances:

- 1) North $82^{\circ}51'23''$ West, 174.99 feet,
- 2) South $87^{\circ}04'35''$ West, 225.64 feet,
- 3) North $60^{\circ}30'00''$ West, 200.00 feet,
- 4) North $64^{\circ}00'00''$ West, 157.50 feet,
- 5) North $57^{\circ}20'22''$ West, 608.27 feet,
- 6) North $33^{\circ}49'20''$ West, 246.22 feet,
- 7) South $29^{\circ}12'38''$ West, 157.68 feet,
- 8) 69.99 feet along the arc of a non-tangent curve to the left, with a radius of 225.00 feet, through a central angle of $17^{\circ}49'27''$ from a tangent bearing North $36^{\circ}30'00''$ West,
- 9) North $54^{\circ}19'27''$ West, 30.70 feet, and
- 10) South $35^{\circ}40'33''$ West, 186.02 feet

to the corner common to Lot 1, Block "A" of said Round Hill Village Unit No. 4, and Lot 8, Block "C" of Round Hill Village Unit No. 3 as shown and so designated on the Official Plat thereof, Document No. 30185, in the Official Douglas County Records; thence along the Northwesterly line of said Round Hill Village Unit No. 3 the following four (4) courses and distances:

- 1) South $35^{\circ}40'33''$ West, 189.00 feet,
- 2) South $56^{\circ}08'14''$ West, 225.86 feet,

EXHIBIT A

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3) South $33^{\circ}49'57''$ West, 423.57 feet, and

4) South $46^{\circ}30'16''$ West, 96.82 feet

to the Northeasterly corner of that parcel of land as described in Book 1077, page 1108, as Document No. 14151 in the Official Douglas County Records; thence along the Northwesterly line of the above-mentioned parcel the following two (2) courses and distances:

1) South $78^{\circ}33'30''$ West, 95.00 feet, and

2) South $65^{\circ}13'30''$ West, 84.00 feet

to the Northeasterly corner of that parcel of land described in Book 275, page 622, as Document No. 78408 in the Official Douglas County Records; thence along the Northwesterly line of said parcel the following four (4) courses and distances:

1) South $72^{\circ}50'42''$ West, 79.34 feet,

2) South $71^{\circ}14'56''$ West, 33.84 feet,

3) South $60^{\circ}40'07''$ West, 157.06 feet, and

4) South $29^{\circ}19'53''$ East, 54.19 feet

to a point in the North line of that parcel of land described in Book 82, page 243, as Document No. 50668 in the Official Douglas County Records; thence along the boundary of said parcel the following three (3) courses and distances:

1) South $60^{\circ}40'07''$ West, 168.70 feet,

2) South $29^{\circ}19'53''$ East, 68.00 feet, and

3) North $60^{\circ}40'07''$ East, 168.70 feet

to the Westerly line of that parcel of land described in Book 275, page 622, as Document No. 78408 in the Official Douglas County Records; thence along said Westerly line South $51^{\circ}12'50''$ East, 129.78 feet to the Northerly corner of Lot 11, Block "B", Round Hill Village Unit No. 3, as shown and so designated on the Official Plat thereof, Document No. 30185, in the Official Douglas County Records; thence along the Northerly boundary of said Subdivision the following six (6) courses and distances:

1) South $36^{\circ}37'32''$ West, 381.31 feet,

2) South $54^{\circ}54'44''$ West, 213.22 feet,

3) North $47^{\circ}01'56''$ West, 236.78 feet,

4) North $24^{\circ}53'28''$ West, 105.71 feet,

5) South $85^{\circ}25'00''$ West, 251.97 feet, and

6) South $09^{\circ}13'30''$ West, 172.82 feet

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to the Northeast corner of that parcel of land described in Book 1274, page 599 as Document No. 7704 in the Official Douglas County Records; thence along the North line of said parcel South 85°25'00" West, 339.97 feet to the Westerly Right-of-Way line of U.S. Hwy. 50 as described in Book "T", page 436, Official Douglas County Records; thence along said Right-of-Way line the following four (4) courses and distances:

- 1) 341.11 feet along the arc of a non-tangent curve to the right, with a radius of 1160.00 feet, through a central angle of 16°50'55" from a tangent bearing North 03°12'35" East,
- 2) North 20°03'30" East, 430.51 feet,
- 3) 1309.02 feet along the arc of a curve to the left, with a radius of 1040.00 feet, through a central angle of 72°07'00", and
- 4) North 52°03'30" West, 1078.07 feet

to a point on the South line of Section 10 and the Southwesterly corner of Lot 14, Block "6", of Zephyr Heights 2nd Addition, Document No. 6530 in the Official Douglas County Records; thence along said Section line and the South line of Zephyr Heights 2nd Addition and the South line of Zephyr Heights No. 4, Document No. 10441 in the Official Douglas County Records, North 89°59'30" East, 2173.24 feet to the one-quarter (1/4) corner common to Sections 10 and 15; thence along the North-South centerline of Section 10 and the East line of said Zephyr Heights No. 4, and the East line of Zephyr Knolls No. 4, Document No. 12699 in the Official Douglas County Records, North 00°04'21" East, 1308.65 feet to the Northwest corner of the South one-half (1/2) of the Southeast one-quarter (1/4) of Section 10; thence along the North line of the South one-half (1/2) of the Southeast one-quarter (1/4) of Section 10, North 89°57'30" East, 2638.68 feet to the East line of Section 10; thence along said East line South 00°04'15" West, 1308.66 feet to the POINT OF BEGINNING.

EXCEPTING AND SAVING THEREFROM the following two (2) parcels of land:

PARCEL 1

All that certain parcel of land as described in Book 82, page 249, as Document No. 50670 in the Official Douglas County Records.

PARCEL 2

All that certain parcel of land as described in Book 1279, page 519, as Document No. 39477 in the Official Douglas County Records.

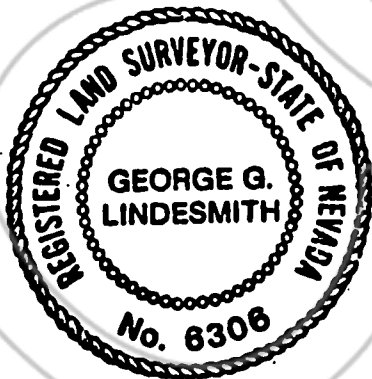
COOPER

GRAVESITE DESCRIPTION

All that certain parcel of land situate in the Northeast one-quarter (1/4) of Section 15, Township 13 North, Range 18 East, Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

BEGINNING at a point from which the Northwesterly center-line terminous of Paiute Drive, as shown on Sheet No. 2 of the Official Plat of Round Hill Village Unit No. 4, filed as Document No. 31837 in the Official Douglas County Records, bears South 51°38'23" West, 425.34 feet distant; thence from the POINT OF BEGINNING North 89°00'00" East, 25.00 feet; thence South 01°00'00" East, 20.00 feet; thence South 89°00'00" West, 25.00 feet to a point on the East sideline of a 20.00 foot wide road easement as described in Book 275 at Page 626 as Document No. 78409 in the Official Douglas County Records; thence along said East side line North 01°00'00" West, 20.00 feet to the POINT OF BEGINNING,

TOGETHER WITH an easement for access and egress over a portion of that 20.00 foot roadway easement as described in Book 275 at Page 626 as Document No. 78409 in the Official Douglas County Records.



George G. Lindesmith
George G. Lindesmith, R.L.S.

REQUESTED BY
LAWYERS TITLE

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'85 MAY 13 P3:52

SUZANNE BEAUDREAU
RECORDER

\$10⁰⁰ PAID *Je* DEPUTY

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EXHIBIT B