

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LEO L. MAURICE AND RITA M. MAURICE, husband and wife

in consideration of \$ 10.00 , the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JAMES F. FOSTER AND DONNA J. FOSTER, husband and wife, as Joint Tenants with right of survivorship

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 FOR LEGAL DESCRIPTION

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 2nd day of July , 19 85 .

STATE OF NEVADA

COUNTY OF Douglas

SS

Leo L. Maurice
LEO L. MAURICE

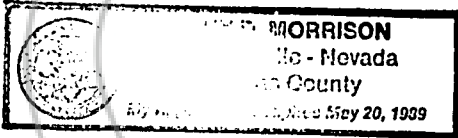
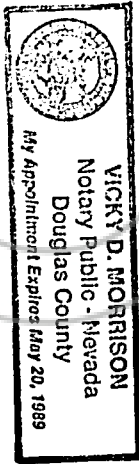
On July 11, 1985 personally appeared before me, a Notary Public, Leo L. Maurice and Rita M. Maurice

RITA M. MAURICE

Rita M. Maurice

who acknowledged that t hey executed the above instrument.

Vicky D. Morrison
Notary Public



ORDER NO. _____
ESCROW NO. 38958MVM

WHEN RECORDED MAIL TO:
Mr. & Mrs. James F. Foster
P.O. Box 1239
Minden, NV 89423

The grantor(s) declare(s):
Documentary transfer tax is \$ 30.80
(~~X~~) 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

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

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

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 888-6676

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EXHIBIT "A"

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

That portion of the Southwest quarter of Section 10, Township 12 North, Range 20 East, M.D.B. & M., Being further described as follows:

Parcel 3 as shown upon that certain Parcel Map recorded March 25, 1975 in Book 375, Page 638, as document no. 78991, Official Records of Douglas County, State of Nevada.

A.P.N. 27-190-10

TOGETHER WITH a non-exclusive access easement for roadway purposes and ingress and egress as created in those certain roadway agreements entered into by and between C.E. SWIFT, et al, recorded December 28, 1961, in Book 10, Page 17, and also recorded January 14, 1964, in Book 21, Page 394, both respectively of Official Records of Douglas County, Nevada, and more particularly described as follows:

Over a strip of land 40 feet in width, being 20 feet on each side of a centerline described as follows:

COMMENCING at the Section corner common to Sections 9, 10, 15 and 16, in Sections 10, Township 12 North, Range 20 East, M.D.B. & M., thence North $89^{\circ}48'$ East, a distance of 1316.75 feet to the Point of Beginning; thence North $11^{\circ}33'51''$ East, 1829.64 feet; thence North $31^{\circ}26'09''$ West, 29.68 feet; thence North $11^{\circ}33'51''$ East, 100 feet to the Northern terminus thereof. The Northern terminus of said 40 foot roadway being a curve with a radius of 50 feet bearing North $11^{\circ}33'51''$ East through a central angle of $46^{\circ}51'$ an arc distance of 40.36 feet.

o0o

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

'85 JUL 15 A9:53

SUZANNE BEAUDREAU
RECORDER

PAID *[Signature]* DEPUTY

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