

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That THE RUHENSTROTH COMPANY, a partnership consisting of HENRY W. RUHENSTROTH, JENNIE IDA RUHENSTROTH, LOIS ESTER RUHENSTROTH, LuWINE BASSMAN, HENRY BASSMAN, VIOLA MARIE McMASTERS, FRED McMASTERS AND RUBEL NIBE

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

Convey to ANDREW V. EPSTEIN, an unmarried man

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:

A Parcel of land situate in and being a portion of the Southwest 1/4 in Section 19, Township 12 North, Range 21 East, M.D.B.&M., described as follows:

Site 5, as set forth on that certain Land Division Map for RUHENSTROTH CO., filed for record in the Office of the County Recorder of Douglas County, Nevada on May 2, 1979, as Document No. 32080.

RESERVING THEREFROM a non-exclusive road and utility easement over, under and across the West 50 feet of said land.

A Portion of Assessment Parcel No. 29-110-09

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 12th day of July , 19 85 .

STATE OF NEVADA

COUNTY OF Douglas

On July 17, 1985

personally appeared before me, a Notary Public, Jennie Ida Ruhenstroth and Lois Ester Ruhenstroth who acknowledged that they executed the above instrument.

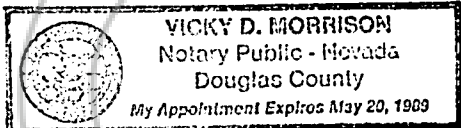
SS

THE RUHENSTROTH COMPANY

Jennie Ida Ruhenstroth
BY: JENNIE IDA RUHENSTROTH, managing partner

Lois Ester Ruhenstroth
BY: LOIS ESTER RUHENSTROTH, managing partner

Vicky D. Morrison
Notary Public



ORDER NO. _____
ESCROW NO. 39033MVM

WHEN RECORDED MAIL TO:
Andrew V. Epstein
390 Denslowe Drive
Reno, Nevada 89512

The grantor(s) declare(s):
Documentary transfer tax is \$ 77.00
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

FOR RECORDER'S USE

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

85 JUL 19 10:06

SUZANNE BEAUDREAU
RECORDER

\$ 5.00 PAID JM DEPUTY

120389

BOOK 785 PAGE 1638

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 569-8876