

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CARSON VALLEY LAND COMPAY, a Nevada Corporation

in consideration of \$ 10.00 , the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to MINDEN GARDNERVILLE SANITATION DISTRICT

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
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION
OF EASEMENT DEED.

Excepting therefrom any and all water rights existing with said property

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 my hand this 18th day of June , 19 85 .

STATE OF NEVADA

SS

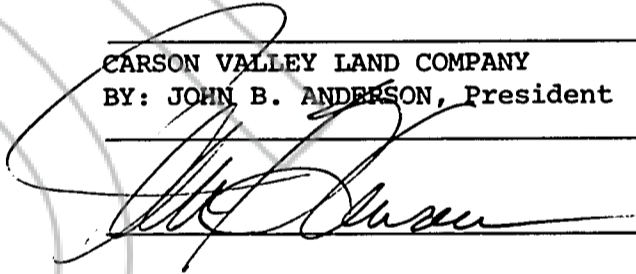
COUNTY OF _____

On _____ personally appeared before me, a Notary Public,

_____ who acknowledged that he executed the above instrument.

Notary Public

CARSON VALLEY LAND COMPANY
BY: JOHN B. ANDERSON, President



ORDER NO. _____
ESCROW NO. 38522MVM

WHEN RECORDED MAIL TO:
Minden Gardnerville Sanitation District
P.O. Box 568
Minden, NV ;89423

The grantor(s) declare(s):
Documentary transfer tax is \$ 226.05
() 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

MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW
CARSON CITY OFFICE: 303 EAST PROCTOR STREET, CARSON CITY, NEVADA 89701, TELEPHONE (702) 882-6877
LAKE TAHOE OFFICE: ROUND HILL PROFESSIONAL BUILDING, P. O. BOX 33, ZEPHYR COVE, NEVADA 89448, TELEPHONE (702) 888-6876

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CORPORATE ACKNOWLEDGMENT

NO. 202

State of CALIFORNIA }
County of YOLO } SS.

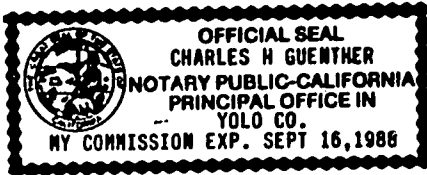
On this the 27TH day of JUNE 1985, before me,

CHARLES H. GUENTHER
the undersigned Notary Public, personally appeared

JOHN B. ANDERSON

personally known to me
 proved to me on the basis of satisfactory evidence
to be the person(s) who executed the within instrument as
PRESIDENT or on behalf of the corporation therein
named, and acknowledged to me that the corporation executed it.
WITNESS my hand and official seal.

Charles H. Guenther
Notary's Signature



7120 122

NATIONAL NOTARY ASSOCIATION • 23012 Ventura Blvd. • P.O. Box 4625 • Woodland Hills, CA 91364

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

A parcel of land located within a portion of the Southeast one-quarter of Section 24, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being further described as Parcel 14, as shown on the Land Division Map filed within the Official Records of Douglas County, Nevada, in Book 978, Page 1937 as Document No. 25701, and being more particularly described as follows:

BEGINNING at a point lying at the intersection of the Northerly right-of-way line of Muller Lane and the East line of said Section 24 from which the East one-quarter corner of said Section 24 bears N. 00°44'00" E., 1903.89 feet;

thence N. 88°37'12" W., 271.11 feet along the Northerly right-of-way line of Muller Lane;

thence N. 86°47'25" W., 1522.81 feet along said Northerly right-of-way line;

thence N. 88°37'57" W., 199.58 feet along said Northerly right-of-way line;

thence N. 00°17'52" W., 887.40 feet;

thence N. 01°45'45" E., 860.86 feet;

thence S. 89°22'00" E., 1992.56 feet to a point on the East line of said Section 24;

thence S. 00°44'00" W., 1822.52 feet along the East line of Section 24 to the POINT OF BEGINNING.

A Portion of A.P.N. 17-190-06

Said land more fully shown as Parcel 14, as set forth on that certain Record of Survey for JOHN B. ANDERSON, filed for record in the Office of the County Recorder of Douglas County, Nevada, on JULY 26, 1985, as Document No.

120661.

Reserving therefrom easements and rights of way for the purpose of ingress and egress and public utilities including the right to enter upon the property described in the legal description at any time for maintenance, repair and constructions of sewer utility lines. Grantor covenants not to build any permanent structures over said easement without Grantee's consent, over, under, and across the two parcels of land marked Exhibit "B" incorporated herein and made a part hereof.

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CONTINUED.....

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ANDERSON FARMS TO MGSD
EASEMENT
LEGAL DESCRIPTION

TOGETHER WITH:

PARCEL B:

8-1
Two 30.00 foot wide parcels of land for easement purposes located within a portion of the South one-half of Section 19, Township 13 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

PARCEL 1

BEGINNING at a point lying at the intersection of the Southerly right-of-way line of Muller Lane and the Westerly right-of-way line of U.S. Highway 395, from which the Southwest corner of said Section 19 bears S. 76°17'51" W., 2634.54 feet;

thence S. 00°55'03" W., 782.04 feet along the Westerly right-of-way line of U.S. Highway 395;

thence N. 89°04'57" W., 30.00 feet;

thence N. 00°55'03" E., 782.29 feet to a point on the Southerly right-of-way line of Muller Lane;

thence S. 88°37'12" E., 30.00 feet along the Southerly right-of-way line of Muller Lane to the POINT OF BEGINNING.

PARCEL 2

3-2
BEGINNING at a point lying at the intersection of the Northerly right-of-way line of Muller Lane and the West line of said Section 19, from which the Southwest corner of said Section 19 bears S. 00°44'00" W., 745.58 feet;

thence N. 00°44'00" E., 30.00 feet along the west line of said Section 19;

thence S. 88°37'12" E., 2561.41 feet to a point on the Westerly right-of-way line of U.S. Highway 395;

thence S. 00°33'27" E., 15.96 feet along the Westerly right-of-way line of U.S. Highway 395;

thence S. 00°55'03" W., 14.05 feet to a point lying at the intersection of the Westerly right-of-way line of U.S. Highway 395 and the Northerly right-of-way line of Muller Lane;

thence N. 88°37'12" W., 2561.72 feet along the Northerly right-of-way line of Muller Lane to the POINT OF BEGINNING.

ANDERSON TO MGSD
EASEMENT
LEGAL DESCRIPTION

PARCEL C:

Two parcels of land for easement purposes located within a portion of the Southeast one-quarter of Section 24, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

PARCEL 1

BEGINNING at a point lying at the intersection of the Northerly right-of-way line of Muller Lane and the centerline of the Middle Ditch from which the East one-quarter corner of said Section 24 bears N. 49°05'16" E., 2756.98 feet;

thence N. 00°44'34" E., 172.82 feet along the centerline of the Middle Ditch;

thence N. 00°17'52" W., 713.79 feet along the centerline of the Middle Ditch;

thence N. 01°45'45" E., 860.75 feet along the centerline of the Middle Ditch;

thence S. 89°22'00" E., 65.01 feet;

thence S. 01°45'45" W., 860.86 feet;

thence S. 00°17'52" E., 887.40 feet to a point on the Northerly right-of-way line of Muller Lane;

thence N. 88°37'57" W., 68.17 feet to the POINT OF BEGINNING.

PARCEL 2

BEGINNING at a point lying on the East line of said Section 24 from which the East one-quarter corner of Section 24 bears N. 00°44'00" E., 81.37 feet;

thence N. 89°22'00" W., 2057.57 feet to a point on the centerline of the Middle Ditch;

thence N. 01°45'45" E., 20.00 feet along the centerline of the Middle Ditch;

thence S. 89°22' 00" E., 2057.21 feet to a point on the East line of said Section 24;

thence S. 00°44'00" W., 20.00 feet along the East line of Section 24 to the POINT OF BEGINNING.

EXHIBIT "B"
EASEMENT
LEGAL DESCRIPTION

3/25/85

Two parcels of land for easement purposes located within a portion of the Southeast one-quarter of Section 24, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

PARCEL 1

BEGINNING at a point lying at the intersection of the Northerly right-of-way line of Muller Lane and the East line of said Section 24 from which the East one-quarter corner of Section 24 bears N. 00°44'00" E., 1903.89 feet;

thence N. 88°37'12" W., 50.00 feet along the Northerly right-of-way line of Muller Lane;

thence N. 00°44'00" E., 1821.86 feet;

thence S. 89°22'00" E., 50.00 feet to a point on the East line of said Section 24;

thence S. 00°44'00" W., 1822.52 along the East line of Section 24 to the POINT OF BEGINNING.

PARCEL 2

BEGINNING at a point lying at the intersection of the Northerly right-of-way line of Muller Lane and the East line of said Section 24 from which the East one-quarter corner of Section 24 bears N. 00°44'00" E., 1903.89 feet;

thence N. 88°37'12" W., 271.11 feet along the Northerly right-of-way line of Muller Lane;

thence N. 86°47'25" W., 1522.81 feet along the Northerly right-of-way line of Muller Lane;

thence N. 88°37'57" W., 199.58 feet along the Northerly right-of-way line of Muller Lane;

thence N. 00°17'52" W., 35.02 feet;

thence S. 88°37'57" E., 201.16 feet;

thence S. 86°47'25" E., 1522.83 feet;

thence S. 88°37'12" E., 270.14 feet to a point on the East line of Section 24;

thence S. 00°44'00" W., 35.00 feet along the East line of Section 24 to the POINT OF BEGINNING.

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COPY

REQUESTED BY
LAWYERS TITLE

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'85 JUL 26 P3:51

SUZANNE BEAUDREAU
RECORDER

\$ 11⁰⁰ PAID sh DEPUTY

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