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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 22nd day of December, 1986, between CLEAR CREEK ENTERPRISES, INC., a Nevada corporation AKA Clear Creek Enterprises, a Nevada Corporation ("Grantor"), and EDGAR S. ROBERTS ("Grantee"), 200 SOUTH VIRGINIA STREET, #500 RENO, NEVADA, 89501

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto Grantee and to his successors and assigns forever, all the following described piece or parcel of land situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows, to wit:

(Refer to Exhibit "A" attached hereto.)

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

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises, together with the appurtenances, unto the said Grantee and to his successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto executed this Grant, Bargain and Sale Deed the day and year first above written.

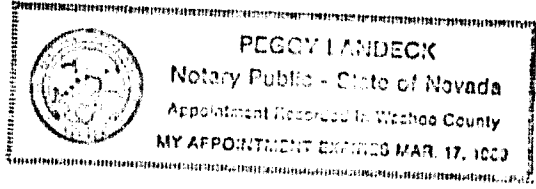
CLEAR CREEK ENTERPRISES, INC.,  
a Nevada corporation  
By Melissa J. Roventini  
Its Secy/Treas  
MELISSA J. ROVENTINI

STATE OF NEVADA, )  
                          ) ss.  
COUNTY OF WASHOE . )

On this 22nd day of December, 1986, personally appeared

1 before me, a Notary Public, Melissa I. Roventini,  
2 who acknowledged that she executed the foregoing instrument; She  
3 further acknowledged to me that in so doing She was acting in her  
4 capacity as Secretary-Treasurer of CLEAR CREEK ENTERPRISES, INC.,  
5 and for and on behalf of said corporation.

Peggy Landeck  
Notary Public



COOPY

EXHIBIT "A"

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

PARCEL NO. 1

Being all of Parcel A, as set forth on Parcel Map of a portion of the Northwest 1/4 of the Northeast 1/4 (West 1/2 of Lot 2) of Section 6, Township 14 North, Range 20 East, M.D.B. & M., filed for record on December 30, 1975, as Document No. 86444.  
A.P.N. 13-210-05

PARCEL NO. 2

Being all of Parcel B as shown on the Parcel Map for CLEAR CREEK ENTERPRISES, filed in the Office of the County Recorder of Douglas County, Nevada on December 30, 1975, as Document No. 86444.  
A.P.N. 13-210-04

PARCEL NO. 3

Being all of Parcel C, as set forth on that certain Parcel Map filed for record in the Office of the County Recorder of Douglas County, Nevada on December 30, 1975, as Document No. 86444.

EXCEPT THEREFROM Parcel's 1, 2 and 3, as set forth on Parcel Map No. 2, for CLEAR CREEK ENTERPRISES, INC., filed for record in the Office of the County Recorder of Douglas County, Nevada, on July 21, 1977, as Document No. 11246.  
A.P.N. 13-210-06

Together with an easement for road and utility purposes 50 feet in width on the East side of, contiguous with and parallel to the West boundary of the Southeast 1/4 of Section 31, Township 15 North, Range 20 East, M.D.B. & M., and the West boundary of the aforementioned Lot 2 of Section 6, Township 14 North, Range 20 East and extending from CLEAR CREEK ROAD to the fence and North boundary of Parcel to be conveyed.

Also together with the following described rights of way each one One (100') feet in width across the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.B. & M., said easements being measured 50 feet each side of the following described lines.

Beginning at a point of the Easterly boundary of the West 1/2 of Lot 2, Section 6, Township 14 North, Range 20 East, M.D.B. & M., that Bears North 0°22'45" East, a distance of 50.00 feet from the Southeast corner of said Lot 2, thence south 89°37'15" East, a distance of 213.44 feet to the Westerly right-of-way line of U.S. Route 395.

Beginning at a point on the Easterly boundary of the West 1/2 of Lot 2, Section 6, Township 14, North, Range 20 East, M.D.B. & M., that bears North 0°22'45" East, a distance of 646.56 feet from the Southeast corner of said Lot 2; thence South 89°37'15" East, a distance of 283.00 feet more or less to the Westerly right-of-way of U.S. route 395.

Also together with a right-of-way 50 feet in width as shown on the Parcel Map referred to in Parcel One herein.

PARCEL NO. 4

Lot 7, 14 and 15, of Section 6, Township 14 North, Range 20 East, M.D.B. & M., being primarily on the Westerly side of U.S. Highway 395, as it now exists.  
A.P.N. 13-210-02

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

'86 DEC 26 P3:13

SUZANNE BEAUBEAU  
RECORDER

7- PAID... DEPUTY

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