

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DALE LEE POWERS AND CHERYL MAE POWERS, husband and wife,

in consideration of \$ 10.00 , the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JOHN LAXAGUE AND ANDRAE J. LAXAGUE, husband and wife, as joint tenants

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area in the County of Douglas , State of Nevada, bounded and described as follows:

A PARCEL of land situated in and being a portion of Section 34, in Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

PARCEL D-1, as set forth on that certain POWERS Parcel Map filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 16, 1983, in Book 1183, page 1535, Document No. 91013, of Official Records.

TOGETHER WITH any existing water rights appurtenant to said land.

APN: 23-260-44

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 on this 5th day of January, 19 87.

STATE OF NEVADA

COUNTY OF Douglas

SS

Dale Lee Powers
DALE LEE POWERS

Cheryl Mae Powers
CHERYL MAE POWERS

On January 15th 1986 personally appeared before me, a Notary Public, Dale Lee Powers and Cheryl Mae Powers

who acknowledged that they executed the above instrument.

Dixie C. Harris
Notary Public



ORDER NO. 41471 MVM(C)
ESCROW NO. _____

WHEN RECORDED MAIL TO:
Mr. and Mrs. John Laxague
PO Box 1047
Gardnerville, NV 89410
FOR RECORDER'S USE

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

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) 568-6676

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

87 FEB 12 A9:57

SUZANNE HEARD
RECORDER
500 PAID Bk DEPUTY

BOOK 287 PAGE 1093 **149886**