

✓ Valley Bank of NV
P.O. Box 10927
Reno, NV
89510-0927

R.P.T.T. \$ # 11

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 26th day of August, 1987, by and between VALLEY BANK OF NEVADA, Trustee of the James R. Lee and Lucia Lee 1980 Living Trust, as Grantor, and JUDY LU SHALLENBERGER, Trustee of the Judy L. Shallenberger Living Trust, as Grantee.

W I T N E S S E T H :

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, to it in hand paid by the said Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, her successors and assigns forever, all its right, title and interest in that certain real property situate in the County of Douglas, State of Nevada and bounded and described as follows, to-wit:

See Exhibit "A" attached hereto.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral rights, if any, in, on, under, or appurtenant to said property and all fixtures and improvements thereon.

To have and to hold all and singular the premises together with the appurtenances, unto Grantee, and to her successors and assigns forever.

Grantor warrants for itself, its successors and assigns that the above-described property is free from restrictions, liens and encumbrances save those of record on the day and year first above written.

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IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed on the day and year first above written.

JAMES R. LEE and LUCIA LEE 1980 LIVING TRUST

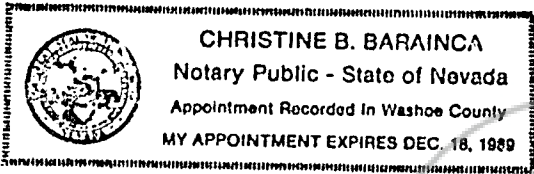
VALLEY BANK OF NEVADA, TRUSTEE

By Terry W. Lee
Terry W. Lee, Trust Officer

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 26th day of August, 1987, before me, a Notary Public, personally appeared TERRY W. LEE, Trust Officer of VALLEY BANK OF NEVADA, Trustee of the James R. Lee and Lucia Lee 1980 Living Trust and the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Christine B. Barainca
Notary Public



WHEN RECORDED MAIL TO:

Roger H. Elton, Esq.
Woodburn, Wedge, Blakey
and Jeppson
One East First Street,
Suite 1600
Reno, Nevada 89501

A. P. No. 19-132-07+08

SEND TAX STATEMENTS TO:

Judy L. Shallenberger
440 Saddlebrook Lane
Pleasant Hills, California 94523

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DESCRIPTION

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

PARCEL NO. 1:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B. & M., more particularly described as follows:

BEGINNING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South 00°09'00" West along the East line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 131.80 feet, to the Northeast corner of the property conveyed to JAMES R. LEE and LUCIA LEE, by Deed recorded January 23, 1973, in Book 173, of Official Records, at Page 562, Douglas County, Nevada, records; thence South 89°58'06" West along the North line of said Lee property, a distance of 328.62 feet to a point at the Southeast corner of the property conveyed to HAVRAH BELL, by Deed recorded June 20, 1968, in Book 59 of Official Records, at Page 662, Douglas County, Nevada, records; thence North along the East line of said Bell property, a distance of 132.00 feet to a point on the North line of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 10; thence Easterly along said North line, a distance of 328.62 feet more or less to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive right of way 25 feet in width for public road and utility purposes, lying North of and adjacent to the following described line, as granted to JAMES R. LEE, et ux, in Deed recorded August 15, 1973, in Book 873, Page 445, Document No. 68142, Official Records, described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B. & M., thence East along the North line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 355.00 feet.

PARCEL NO. 2:

That portion of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B. & M., more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence South 00°09'00" West along the East

(continued)

EXHIBIT "A"

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PARCEL NO. 2: (CONT.)

line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 131.80 feet to the True Point of Beginning; thence continuing South 00°09'00" West along the East line, a distance of 132.06 feet; thence North 89°59'13" West, a distance of 329.31 feet more or less to a point in the East line of the parcel of land conveyed to KASPER A. SKARSTEN, et ux, by Deed recorded March 12, 1971, in Book 84, Official Records, at Page 593, Douglas County, Nevada, records; thence North 00°09'00" East along the East line of said Skarsten parcel, a distance of 132.19 feet to a point; thence North 89°58'06" East, a distance of 328.62 feet to the POINT OF BEGINNING.

A.P. 19-132-07 & 08

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COPY

171 Autumn Hill Road

REQUESTED BY
Suzanne Beaudreau
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'87 SEP 17 AIO:32

SUZANNE BEAUDREAU
RECORDER
SJB PAID *LD* DEPUTY

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