

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MICHELLE JANINE GABLER-HERZ, spouse of the Grantee

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to HOWARD W. HERZ, a married man as his sole and separate property

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 BY THIS REFERENCE

By this conveyance, the undersigned hereby releases any community property interest that she may have, or be presumed to have, or may acquire hereafter, in the above described parcels of real property, and evidences her intention that the grantee shall henceforth have and hold said parcel of real property as his sole and separate property.

THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY WITHOUT LIABILITY ON THE PART OF WESTERN TITLE COMPANY, INC. FOR THE SUFFICIENCY HEREOF OR FOR THE CONDITION OF TITLE.

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 16 day of December, 19 87.

STATE OF NEVADA

SS

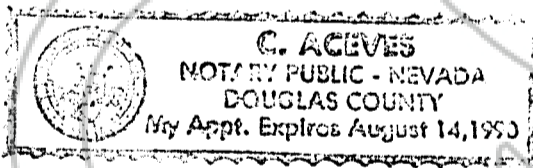
COUNTY OF Douglas

Michelle Janine Gabler-Herz

On Dec 16, 1987 personally appeared before me, a Notary Public, Michelle Janine Gabler-Herz

who acknowledged that s he executed the above instrument.

[Signature] Notary Public



ORDER NO. ESCROW NO. Accom. 43019 MCA

WHEN RECORDED MAIL TO: Herz P.O. Box 1000 Minden, Nv. 89423

The grantor(s) declare(s): #6 Documentary transfer tax is \$ () 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) 892-4577. LAKE TANDIE OFFICE ROUND HILL PROFESSIONAL BUILDING P. O. BOX 55 ZEPHYR COVE, NEVADA 89448 TELEPHONE (702) 399-8016

EXHIBIT "A"

Parcel A:

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 12 North, Range 19 East, M.D.B. & M.

A.P.N. 19-020-04

Parcel B:

All that certain triangular lot, piece or parcel of land situate, lying and being in the County of Douglas, State of Nevada, in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, T. 12 N., R. 19 E., MDM, described as follows:

Beginning at a point which bears S. 45°00' W. 1866.76 feet from the East $\frac{1}{4}$ corner of Section 4, T. 12 N., R. 19 E., M.D.M.; thence West for 580 feet; thence N. 55°45' E. for 701.43 feet; thence South 395 feet of the point of beginning.

Parcel C:

A parcel of land located in the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 4, Township 12 North, Range 19 East, M.D.B. & M., proceed South 89°49'29" West, a distance of 644.60 feet, to a point on the Westerly right of way line of Nevada State Highway Route 19, which is the True Point of Beginning and the Northeast corner of the parcel; thence South 44°27' East, a distance of 326.60 feet, (recorded as South 44°27' East, 329.25 feet) along said Westerly Highway right of way line to the Southeast corner of the parcel; thence South 89°59'01" West, a distance of 353.57 feet, (recorded as North 89°48' West, 353.57 feet), to the Southwest corner of the parcel; thence North 00°27'24" East, a distance of 232.88 feet, (recorded as North, 234.13 feet), to the Northwest corner of the parcel; thence North 89°49'29" East, a distance of 123.00 feet, (recorded as South 89°52' East, 123.00 feet), to the Point of Beginning.

Parcel D:

A parcel of land situated in the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 4, T. 12 N., R. 19 E., M.D.B. & M., Douglas County, Nevada, more particularly described as follows; to wit:

Commencing at the east $\frac{1}{4}$ corner of Section 4;

Proceed thence S. 89°49'29" W., along the $\frac{1}{4}$ section line, a distance of 644.60 feet to the westerly right of way line of Nevada State Highway Route 19, (Kingsbury Grade);

Thence S. 44°27'00" E., along said westerly right of way line, a distance of 326.60 feet;

Thence S. 89°59'01" W., a distance of 353.57 feet to the southwest corner of that certain parcel of land described in Document No. 34399, Book 45, Page 284, parcel two as recorded in the official records of Douglas County, Nevada;

Thence continue S. 89°59'01" W., a distance of 349.79 feet;

Thence S. 00°11'00" E., a distance of 145.61 feet to the true point of beginning;

Thence continue S. 00°11'00" E., a distance of 282.59 feet;

Thence S. 89°59'01" W., a distance of 180.46 feet to the westerly line of the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of said Section 4;

Thence N. 00°05'56" W., along said westerly line, a distance of 282.59 feet;

Thence N. 89°59'01" E., a distance of 180.04 feet returning to the true point of beginning.

Containing 1.169 acres, more or less.

EXHIBIT "A" CONTINUED

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EXHIBIT "A" CONTINUED

Parcel E:

Parcel 1

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, more particularly described as follows:

A certain piece or parcel of land located in the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 12 North, Range 19 East, M.D.B. & M., or more particularly described as follows:

BEGINNING at a point that represents the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 4, or at a point that bears South $63^{\circ}26'$ West, 1475.80 feet from the East $\frac{1}{4}$ corner of said Section 4, and running thence East along the 64th Section line 414.85 feet; thence South 210.00 feet; thence West 414.85 feet; thence North along the 16th Section line 210.00 feet to the Point of beginning.

Parcel 2

A parcel of land located within a portion of the Northeast one-quarter ($NE\frac{1}{4}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 4, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the East one-quarter ($E\frac{1}{4}$) corner of Section 4, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian; thence South $00^{\circ}11'00''$ East, 663.27 feet; thence South $89^{\circ}59'22''$ West, 582.76 feet to the POINT OF BEGINNING; thence South $00^{\circ}04'19''$ East, 77.00 feet; thence South $89^{\circ}59'22''$ West, 302.83 feet; thence North $00^{\circ}04'19''$ West, 77.00 feet; thence North $89^{\circ}59'22''$ East, 302.83 feet to the POINT OF BEGINNING.

Parcel 3

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 4, Township 12 North, Range 19 East, M.D.B. & M., described as follows:

BEGINNING at a point in the East line of Section 4, at the Northwest corner of the parcel of land described in the deed to George Hasman, recorded in Book B-1 of Deeds, Page 397, Douglas County, Nevada Records, from which the quarter section corner common to Sections 3 and 4 in said Township and Range bears North $0^{\circ}09'$ West a distance of 235.00; thence from the point of beginning South $0^{\circ}09'$ East along the East line of Section 4, a distance of 436.00 feet; thence Westerly along the Southerly line of the property described in deeds to George Hasman, recorded on November 23, 1956, in Book C-1 of Deeds, Page 238, on April 27, 1957, in Book C-1 of Deeds, Page 349, and on September 13, 1957, in Book C-1 of Deeds, Page 528, Douglas County, Nevada Records, a distance of 1120.00 feet, to the Southeasterly corner of the parcel as described in the deed from Mabel Fillmore to Pamela Brunker, recorded June 3, 1965, in Book 31 of Official Records, Page 748, Douglas County, Nevada Records; thence Northerly along the Easterly line of the Brunker Parcel a distance of 436.00 feet; thence South $89^{\circ}48'$ East along the line common to and as described in the deeds to Hasman and Brunker, as above referred to a distance of 1120.00 feet to the Point of Beginning. EXCEPTING THEREFROM the Easterly 704.60 feet.

FURTHER EXCEPTING THEREFROM THE FOLLOWING PARCEL OF REAL PROPERTY:

A parcel of land situated in the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 4, T. 12 N., R. 19 E., M.D.B.&M., Douglas County, Nevada, more particularly described as follows, to wit:

Commencing at the east $\frac{1}{4}$ corner of said Section 4;

Proceed thence S. $89^{\circ}49'29''$ W., along the $\frac{1}{4}$ Section line, a distance of 644.60 feet to the westerly right of way line of Nevada State Highway Route 19, (Kingsbury Grade);

Thence S. $44^{\circ}27'00''$ E., along said westerly right of way line, a distance of 326.60 feet;

Thence S. $89^{\circ}59'01''$ W., a distance of 353.57 feet to the southwest corner of that certain parcel of land described in Document No. 34399, Book 45, Page 284, parcel two as recorded in the official records of Douglas County, Nevada, said corner also being the true point of beginning;

Thence continue S. $89^{\circ}59'01''$ W., a distance of 349.79 feet;

Thence S. $00^{\circ}11'00''$ E., a distance of 145.61 feet;

Thence N. $89^{\circ}59'01''$ E., a distance of 349.79 feet;

Thence N. $00^{\circ}11'00''$ W., a distance of 145.61 feet returning to the true point of beginning.

Containing 1.169 acres, more or less.

EXHIBIT "A" CONTINUED

Parcel 4

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

COMMENCING at the East quarter corner of Section 4, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, proceeding South 00°11'00" East along Easterly line of said Section 4, 662.32 feet to a point of intersection with the Westerly right of way line of 150 feet wide line of highway said point being the TRUE POINT OF BEGINNING; thence continuing South 00°11'00" East a distance of 8.68 feet; thence North 89°55'00" West along South line of the North half of the Northeast quarter of the Southeast quarter of said Section 4, a distance of 704.60 feet; thence North 00°11'00" West a distance of 436.00 feet; thence South 89°55'00" East a distance of 286.17 feet to a point on the Westerly right of way line of the aforementioned highway; thence South 44°27'00" East (described of record as bearing South 44°21' East) along said Westerly right of way line a distance of 599.46 feet returning to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land deeded to Charles J. Bruggemann, et ux, by document recorded August 17, 1984, in Book 884, Page 1905, as Document No. 105318, and described as follows:

A parcel of land located within a portion of the Northeast one-quarter (NE¼) of the Southeast one-quarter (SE¼) of Section 4, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

COMMENCING at the East one-quarter (E¼) corner of Section 4, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian; thence South 00°11'00" East, 663.27 feet to the POINT OF BEGINNING; thence South 89°59'22" West, 234.10 feet;

thence North 10°56'20" East, 203.58 feet to the Southerly right-of-way line of Kingsbury Grade also known as State Route 207; thence South 44°27'00" East, 279.14 feet; along the Southerly right-of-way line of Kingsbury Grade; thence South 00°11'00" East, 0.57 feet to the POINT OF BEGINNING.

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'87 DEC 17 A10:28

SUZANNE BEAUCREAU
RECORDER

Soo *Sp* DEPUTY

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