

Order No. _____

Escrow No. 300073-cc

✓ WHEN RECORDED, MAIL TO:

Flowers Escrow Co.
885 Tyler Way
Sparks, NV 89431

R.P.T. Pre-paid # 66717 Space above this line for recorder's use

JOINT TENANCY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TOPAZ DEVELOPMENT CORP., a Nevada corporation do(es) hereby
GRANT, BARGAIN and SELL to

RUSSEL C. PULVER and LOUISE M. PULVER, husband and wife whose address is
1840½ F Street, Sparks, NV 89431
as joint tenants with right of survivorship, and not as tenants in
common, the real property situate in the County of Douglas
State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE
IS MADE A PART HEREOF

TOGETHER with all tenements, hereditaments and appurtenances, including
easements and water rights, if any, thereto belonging or appertaining,
and any reversions, remainders, rents, issues or profits thereof.

Dated 5-22-73

TOPAZ DEVELOPMENT CORP.

By: John Arden

STATE OF NEVADA)
County of Carson City) : ss.

On May 22, 1973 personally
appeared before me, a Notary Public,

John Arden

who acknowledged that he executed
the above instrument.

Vivian I. Gumns
Notary Public

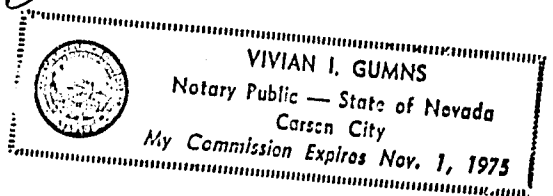


EXHIBIT "A"LEGAL DESCRIPTION

The following describes a parcel of land - lying entirely within Parcel B, as shown on the Official Plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 7, Block V, of Topaz Ranch Estates, Unit No. 4, and proceeding thence along the southerly line of said Lot 7, North $77^{\circ}36'23''$ East, 136.67 feet; thence leaving said line and proceeding South $17^{\circ}25'09''$ East 184.61 feet to a point on the northerly line of a 60-foot wide roadway; thence along said northerly line, South $72^{\circ}34'51''$ West 203.28 feet; thence leaving said line and proceeding North $17^{\circ}25'09''$ West 202.48 feet to a point on the southerly line of Lot 6, Block V, of Topaz Ranch Estates Unit No. 4, thence along said southerly line, North $77^{\circ}36'23''$ East 67.39 feet to the true point of beginning.

TOGETHER with the following described parcel of land to be used for non-exclusive roadway purposes.

The following described a 60-foot wide roadway - lying entirely within Parcel B, as shown on the official plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block B of Topaz Ranch Estates, Unit No. 4 and proceeding; thence along the easterly side of Albite Road, South $12^{\circ}23'37''$ East 273.11 feet to the true point of beginning, said point also being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $95^{\circ}01'32''$, a radius of 20.00 feet through an arc length of 33.17 feet to a point on the northerly line of said 60-foot wide roadway; thence along said northerly line, North $72^{\circ}34'51''$ East 1,463.88 feet to a point on the westerly line of a roadside park parcel; thence along said westerly line, South $12^{\circ}23'37''$ East 60.24 feet to a point on the southerly line of said 60-foot wide roadway; thence along said line, South $72^{\circ}34'51''$ West 1467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $84^{\circ}58'28''$ a radius of 20.00 feet through an arc length of 29.66 feet to a point on the easterly line of Albite Road; thence along said easterly line North $12^{\circ}23'37''$ West 100.38 feet to the true point of beginning.

-oOo-

REQUESTED BY

Howard Casprow Co.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 MAR -6 A11 :42

SUZANNE BLANCHARD
RECORDER

197520

\$6⁰⁰ PAID *(Signature)* DEPUTY BOOK 389 PAGE 450