

Quitclaim Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ NONE DUE

( ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area ( ) City of....., and

XX) Realty not sold.

In consideration of \$ 1.00 receipt of which is acknowledged MSB PROPERTIES, a Partnership

do ES hereby quitclaim to JOHN C. SERPA, a married man as his sole and separate property

County of DOUGLAS State of Nevada, described as: the real property in the

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

APN 13-020-05, 13-020-09, 13-103-09, 13-104-07, 13-106-01, 13-107-01, 13-107-02, 13-110-05, 13-110-06, 13-110-07, & 35-230-03

IT IS THE INTENT OF THE GRANTOR HEREIN TO DIVEST THEMSELVES OF ANY AND ALL INTEREST IN AND TO THE HEREIN DESCRIBED PROPERTY, COMMUNITY OR OTHERWISE AND TO VEST TITLE TO THE GRANTEE HEREIN AS HIS SOLE AND SEPARATE PROPERTY.

Witness OUR hand this 19TH day of OCTOBER 19 89

STATE OF NEVADA, CARSON CITY ss. On OCTOBER 19, 1989 personally appeared before me, a Notary Public,

J.F. BAWDEN

MSB PROPERTIES

BY: J.F. BAWDEN

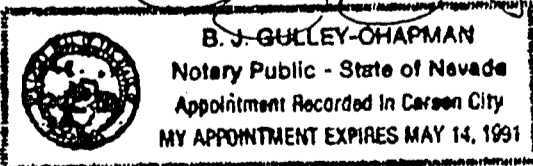
who acknowledged that he executed the above instrument.

Signature (Notary Public)

If executed by a Corporation the Corporation Form of Acknowledgment must be used.

Escrow No. DO-15650-BG

SPACE BELOW THIS LINE FOR RECORDER'S USE



WHEN RECORDED MAIL TO

Name JOHN C. SERPA P.O. BOX 1724 CARSON CITY, NV. 89702

227988

BOOK 690 PAGE 1634

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

PARCEL NO. 1

All that real property situate in the North one-half of Section 7, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, described as follows:

BEGINNING at the center of said Section 7, said point also being the Northeast corner of Vista Grande Subdivision, recorded November 9, 1964, Document No. 26518; thence along the North line of said Vista Grande Subdivision South  $89^{\circ}35'15''$  West 1313.76 feet to the Northwest corner of said Vista Grande Subdivision, said corner also being the Southeast corner of Valley View Subdivision No. 1, recorded November 12, 1958; thence along the East line of said Valley View Subdivision No. 1, North  $0^{\circ}06'30''$  West 2048.65 feet; thence North  $66^{\circ}47'45''$  East 368.16 feet; thence North  $23^{\circ}13'15''$  West 300.4 feet more or less to a point on the Southerly line of Jacks Valley Road; thence along said Southerly line North  $67^{\circ}10'35''$  East 610.18 feet to a point; thence South  $26^{\circ}12'38''$  East 167.58 feet; thence North  $64^{\circ}48'34''$  East 152.48 feet; thence North  $0^{\circ}14'45''$  East 35.0 feet; thence North  $89^{\circ}37'$  East 330.85 feet more or less to the North one-quarter corner of said Section 7; thence North  $89^{\circ}37'$  East 330.0 feet; thence South  $0^{\circ}07'47''$  East 397.52 feet; thence along a curve concave to the Northwest with a radius of 30 feet, a central angle of  $90^{\circ}00'$ , and an arc length of 47.12 feet; thence South  $24^{\circ}38'40''$  West 140.00 feet; thence along a tangent curve concave to the East with a radius of 330.0 feet, a central angle of  $69^{\circ}00'$ , and an arc length of 397.41 feet; thence South  $61^{\circ}26'11''$  West 128.10 feet; thence South  $24^{\circ}37'40''$  West 425.00 feet to a point on the North line of Highland Estates Unit NO. 2, recorded January 27, 1978, Document No. 17090; thence along said North line South  $89^{\circ}32'40''$  West 90.00 feet to the Northerly corner of Highland Estates Unit NO. 1, recorded July 26, 1977, Document No. 11379; thence along the West line of Highland Estates Unit No. 1 South  $0^{\circ}08'40''$  West 1325.15 feet to that Point of Beginning.

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PARCEL NO. 1, continued

EXCEPT THEREFROM all that portion of said land conveyed to Indian Hill General Improvement District in Deed Recorded August 25, 1977, in Book 877, Page 1663, as Document No. 12327, of Official Records Described as follows:

A parcel of land, located in the Southeast 1/4 Northwest 1/4 of Section 7, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the found brass-capped quarter corner at the center of said Section 7, proceed North 0°08'40" East, 258.62 feet, along the quarter section line to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence West 20.00 feet, to the Northwest corner of the parcel; thence South 0°08'40" West, 20.00 feet, to the Southwest corner of the parcel; thence East, 20.00 feet, to the Southeast corner of the parcel; thence North 0°08'40" East, 20.00 feet, to the TRUE POINT OF BEGINNING.

PARCEL NO. 2

All that real property situate in the North one-half of Section 7, and South one-half of Section 6, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, described as follows:

BEGINNING at a point which bears North 89°37' East 333.0 feet from the quarter corner common to said Sections 6 and 7; thence North 0°23'00" West 220.60 feet; thence South 63°07'47" East 271.69 feet; thence along a curve concave to the Northwest with a radius of 470.00 feet, a central angle of 16°05'27", and an arc length of 131.99 feet; thence South 24°38'40" West 390.00 feet; thence along a tangent curve concave to the Northwest with a radius of 30.00 feet, a central angle of 90.00 feet, and an arc length of 47.12 feet; thence North 00°07'47" West 397.52 feet to the Point of Beginning.

PARCEL NO. 3:

A portion of the SE 1/4 of Sec. 6, T. 14 N., R. 20 E., and a portion of the NE 1/4 of Sec. 7 T. 14 N., R. 20 E., M.D.B. & M., described as Parcels A, B, and D, as shown on Parcel Map filed in the office of the Recorder of Douglas County, Nevada, on May 22, 1980, as file No. 44686, Official Records.

PARCEL NO. 4:

A portion of the SE 1/4 of Sec. 6, T. 14 N., R. 20 E., M.D.B. & M., described as Parcels B, C, and D, as shown on Parcel Map filed in the office of the Recorder of Douglas County, Nevada, on June 10, 1980, as file No. 45171, Official Records.

PARCEL NO. 5:

A portion of the SE 1/4 of the NE 1/4 of Sec. 1, T. 14 N., R. 19 E., M.D.B. & M., described as Parcel D, as shown on Parcel Map filed in the office of the Recorder of Douglas County, Nevada, on March 4, 1976, as file No. 87622, Official Records.

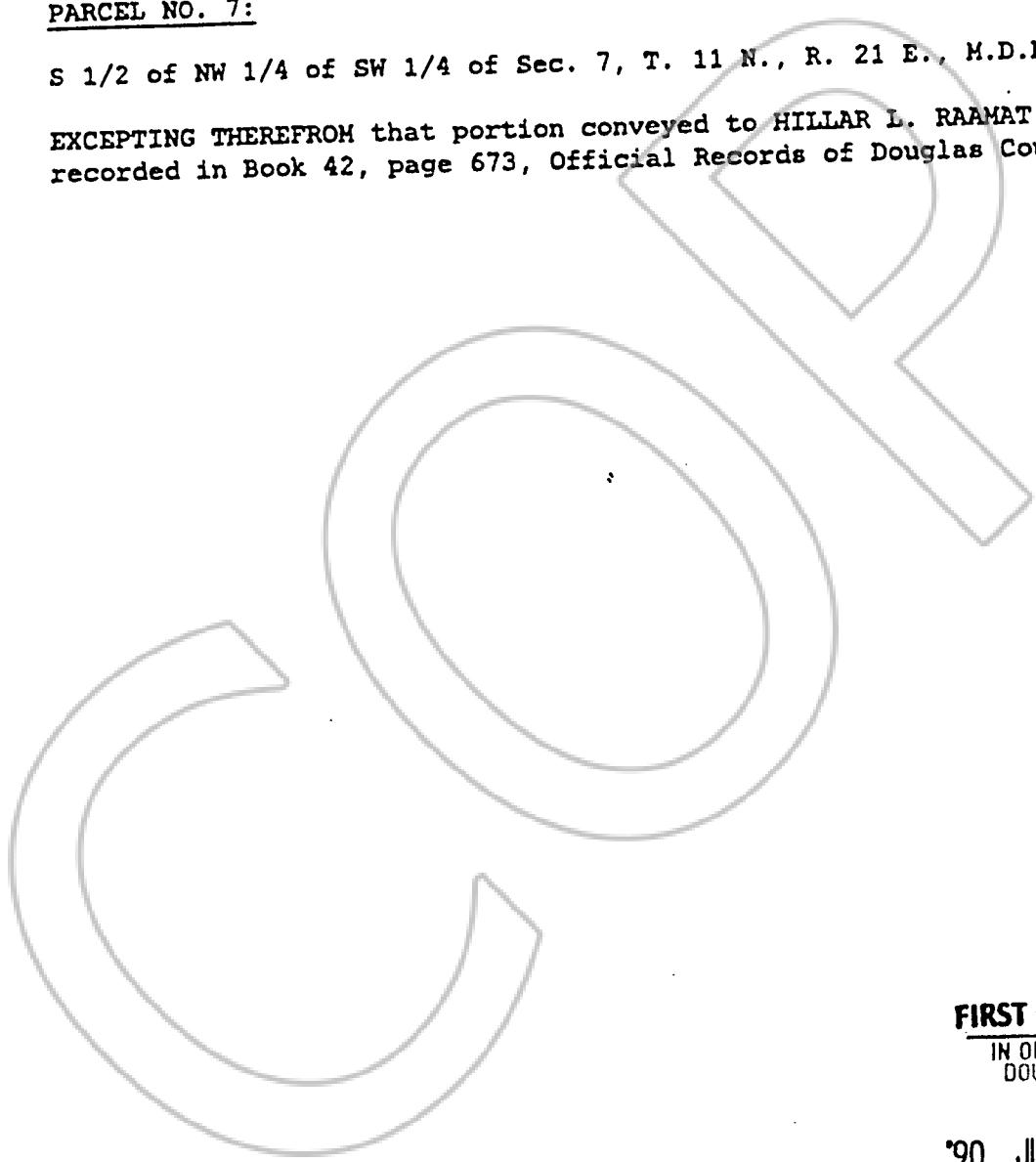
PARCEL NO. 6:

The N1/2 of the N1/2 of the SE1/4 of the NE1/4, Section 1, Township 14 North, Range 19 East, M.D.B. & M.

PARCEL NO. 7:

S 1/2 of NW 1/4 of SW 1/4 of Sec. 7, T. 11 N., R. 21 E., M.D.B. & M.

EXCEPTING THEREFROM that portion conveyed to HILLAR L. RAAMAT, et ux, by Deed recorded in Book 42, page 673, Official Records of Douglas County, Nevada.



REQUESTED BY  
**FIRST CENTENNIAL TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

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Page

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SUZANNE BLAUDREAU **227988**  
RECORDED  
\$8<sup>00</sup> FAID *K12* DEPUTY  
BOOK **690** PAGE **1637**