

~~Order Book No. 1990-20-LK~~

Real Property Transfer Tax = 471.35

Escrow No. (based on full value)

WHEN RECORDED, MAIL TO:

JOHN F. AHERN &  
JUDITH W. AHERN, FAMILY TRUST  
P.O. BOX 10269  
SEPHYR COVE, NEVADA 89448

Space above this line for recorder's use

GRANT, BARGAIN and SALE DEED

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

JOHN E. MASON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

do(es) hereby GRANT, BARGAIN and SELL to

JOHN F. AHERN & JUDITH W. AHERN, TRUSTEES OF THE JOHN F. AHERN FAMILY TRUST UTD JULY 13, 1983  
the real property situate in the County of DOUGLAS, State of Nevada, described as follows:

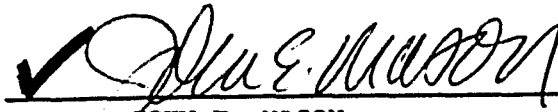

ASSESSOR'S PARCEL NO. 03-200-13

SEE DESCRIPTION SHEET ATTACHED HERETO AND MADE A PART THEREOF

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY and without liability for the consideration thereon, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

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 JANUARY 16, 1991

  
JOHN E. MASON  
  
WITNESS ; CAROL L. LANE

(Witness)  
State of NEVADA  
County of DOUGLAS } ss.

(On JANUARY 18, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CAROL L. LANE

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument as a Witness thereto, who being by me duly sworn, deposes and says:

That SHE resides in DOUGLAS COUNTY, NEVADA and that SHE was present and saw JOHN E. MASON, who proved to HER to be the same person described in and whose name HE subscribed to the within and annexed Instrument as FIRST Part Y thereto, execute and deliver the same, and HE acknowledged to said affiant that HE executed the same; and that said affiant subscribed HER name thereto as a witness.

WITNESS my hand and official seal.

  
NOTARY PUBLIC for said County and State  
FNT 9-88/010



243291

DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING at the Point of Intersection of the North line of Subdivision 5 of Lot 3 in Section 34, Township 14 North, Range 18 East, M.D.B. & M., according to survey of the A. COHN TRACT, a plat of which was filed for recording in the office of the County Recorder of Douglas County, with the Westerly line of Highway 50, said point marked by a 3 inch iron pipe monument from which the Highway Center Line Station 299-35.85 bears South 89°53' East, 41.98 feet; thence South 17°32' East along said highway 212.42 feet; thence North 89°07' West to the Southwest corner of that certain parcel of land described by Deed to Duane D. Newton and Carolyn E. Newton, recorded in Book 28, Page 437 of Official Records of Douglas County; thence North 89°07' West, 150.00 feet to the POINT OF BEGINNING; thence continuing North 89°07' West, 234 feet, more or less, to the shoreline of Lake Tahoe; thence Northerly along said shoreline 80 feet, more or less, to the Southwest corner of the land described by Deed to Paul W. Diggle, recorded in Book B-1 under File No. 10445; thence South 89°07' East, 223.07 feet, more or less, to a point North 0°53' East, 80.00 feet from the POINT OF BEGINNING; thence South 0°53' West, 80.00 feet to said POINT OF BEGINNING.

Assessor's Parcel No. 03-200-13

SUBJECT TO an easement over the Southerly 10 feet as conveyed by said Deed to Duane D. Newton and hereby reserved by Grantor herein for use and benefit of his remaining land lying Easterly hereof.

TOGETHER WITH an easement for ingress and egress over the Northerly 10 feet of the Newton Parcel and right-of-way, as set forth in a Deed to Alan Bible and wife, as recorded in Book Z of Deeds, at Page 424, Douglas County Records and an easement for ingress and egress over the Northerly 10 feet of a parcel of land described as follows:

COMMENCING at the Point of Intersection of the North line of Subdivision 5 of Lot 3 in Section 34, Township 14 North, Range 18 East, M.D.B. & M., according to a survey of the A. Cohn Tract, a plat of which has been filed for recording in the office of the

(description continued on the next page)

243291

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Recorder, Douglas County, with Westerly line of Highway 50, said point marked by a 3 inch pipe monument from which the Highway Center Line Station 299+35.85 bears South 89°53' East, 41.98 feet; thence South 17°32' East along said highway 212.42 feet; thence North 89°07' West to the Southwest corner of that certain parcel of land described by Deed to Duane D. Newton and Carolyn E. Newton, recorded in Book 28, at Page 437 of Official Records of Douglas County and the POINT OF BEGINNING; thence North 89°07' West, 150.00 feet; thence North 0°53' East, 80.00 feet; thence South 89°07' East, 150.00 feet to the Northwest corner of the Newton Parcel; thence Southerly along the West line of said parcel to the POINT OF BEGINNING.

Assessor's Parcel No. 03-200-13

REQUESTED BY  
**FIRST NEVADA TITLE COMPANY**  
IN OFFICIAL RECORDS OF 15-1-88  
DOUGLAS CO., NEVADA

'91 JAN 18 P4:01

SUZANNE BEAUDREAU  
RECORDER

243291

\$ 7<sup>00</sup> PAID K19 DEPUTY

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