WHEN RECORDED MAIL TO: EDWARD YOUNG P.O. BOX 766 SOUTH LAKE TAHOE, CA 95705-0766 MAIL TAX STATEMENTS TO SAME PARTY

DOCUMENT BEING RE RECORDED TO INCLUDE EXIBIT A

Necumentary Transfer Tax •93.50..... XX Computed on full value of property conveyads es Computed on full value less liens and encumbrances

Escrow No. 9002005 Title No. 01000028

tomaining thereon at time of transfer.

Dignature of dictorant or Bent datermining taxilim name,

D E E D

THIS INDENTURE, made this 27TH day of MARCH , 1990, by and betwee ALTON F. CANONIC and MARCELLA M. CANONIC, husband and wife, Parties of the , 1990, by and between First Part, and EDWARD W. YOUNG, a single man, whose address is P.O. BOX 766, South Lake Tohoe CA 95705, Party of the Second Part.

WITNESSETH:

That the said Parties of the First Part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, and other valuable consideration, to them in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, do by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Party of the Second Part, and to his heirs and assigns, all that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel 3 of the Parcel Map No. 1 for Floyd D. Allernman, Lucille Allerman, and Christine L. Allerman Dawson, recorded June 20, 1984 in Book 684, Page 1786, as Document No. 102426 in the Office of the County Recorder of Douglas County, Nevada.

APN: 17-200-17.

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.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances thereunto belonging, unto the said Party of the Second Part, and to his heirs and assigns.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto set their hands, the day and year first above written.

CANONIC

MARCELLA M. CANONIC

STATE OF NEVADA

SS:

COUNTY OF WASHINEX

DOUGLAS

On this 27THday of MARCH, 1990, there personally appeared before me, a Notary Public, ALTON F. CANONIC and MARCELLA M. CANONIC, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument, who acknowledged to me that they executed the instrument.

DANA VON STETINA NOTARY PUBLIC - NEVADA DOUGLAS COUNTY My Appt. Expires Jan. 13, 1992

TITLE of BOUGLAS COUNTY

IN OFFICIAL RECORDS OF DOUGLAS CO.. NEVADA

90 MAR 28 P1:56

A PHOFESSIONAL CORPORATION P O BOX 2481 E EAST LIBERTY ST SUITE 404 RENO. NEVADA (702) 323 1326

247245

BOOK 391 PAGE3222

SUZANNE BEAUDREAU RECORDER

٥٥٠ PAID KIND DEPUTY

BOOK 390 PAGE 3472

EXIBIT A

PARCEL MAP NO. 1 FOR FLOYD ALLERMAN, ETAL

LOCATION:

East side of Foothill Road, one mile north of the

intersection of Mottsville Lane and Foothill Road

APN 17-200-08; T13N, R19E, Section 34

MASTER PLAN DESIGNATION: Open Space

ZONING:

A-4

NUMBER AND SIZE OF PARCELS: Parcel 1 = 79.94 Ac (net)

Parcel 2 =151.84 Ac (net) Parcel 3 = 3.01 Ac (net)

SITE DESCRIPTION:

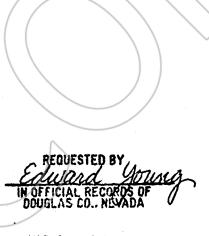
This is a division of 235 acres of the Allerman Ranch for estate purposes. The majority of the site is irrigated pasture land. The three acre parcel being created in the northwest corner is the present sawmill site. Access is from Foothill Road and via a thirty foot private easement to parcel 1. Zoning is A-4 and the averageing of density is well above the twent acre per parcel minimum.

RECOMMENDATION:

Staff recommends approval with the following conditions:

- Compliance with the County paving policy for parcel maps, which includes payment of fees, and grading and drainage improvements to the satisfaction of the County Engineer prior to map recordation.
- 2. Miscellaneous technical map corrections to the satisfaction of the County Engineer.
- 3. Placement on the map of the following standard rural fire protection measures:
 - a. Electrical service to water source to be separate from all other electrical service.
 - b. Each dwelling using water well supply shall be provided with pressurized water storage in excess of 300 gallon capacity.
 - c. Combustibles shall be cleared within 30 feet of all structures.
 - d. Roofing shall be of a fire retardent type.
- 4. The following note shall be placed on the map:

Any further division of these parcels may be subject to subdivision improvements as provided under NRS 278.462 (3).



'91 MAR 26 A1 :55

SUZANNÉ BEAUDREAU RECORDER \$ 700 PAIU SA DEPUTY

247245 800K 391 PAGE3224