

GIFT DEED

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THIS INDENTURE made the 31st day of December, One Thousand Nine Hundred and Ninety-One (1991), in consideration of the love and affection in which the Grantor, hereinafter named, hold the Grantee, also hereinafter named, is by and between JAMES A. LAWRENCE and GERALDINE R. LAWRENCE, as Trustees of the JAMES A. AND GERALDINE LAWRENCE NEVADA TRUST (hereinafter "Grantor") dated February 5, 1991, and JAMES S. LAWRENCE, (hereinafter "Grantee"), as his sole and separate property, an undivided 4.9% of that interest of Grantor in that real property owned by Grantor within Douglas County, State of Nevada commonly known as Assessor's Parcel Number 27-160-09. Said real property is more particularly described in Exhibit "A" attached hereto and incorporated herein, save and except that portion of Exhibit "A" which is excepted therefrom by Grantors pursuant to the provisions of this Deed.

EXCEPTING THEREFROM, that portion of the property described in Exhibit "A" generally described as 1.05 acres, and generally described as Assessor's Parcel Number 27-160-23, which was conveyed by gift to BRUCE F. and BRENDA LAWRENCE on the 20th day of September, 1991.

FURTHER EXCEPTING THEREFROM, that single family residence, outbuildings and two acres of property on which said residence and outbuildings are located, and in which Grantors' reside.

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1 Together with all and singular the tenements,
2 hereditaments and appurtenances thereunto belonging or in
3 anywise appertaining, and any reversions, remainders, rents,
4 issues or profits thereof.

5 To have and to hold all and singular the above-
6 described property, together with the appurtenances to Grantee,
7 and to Grantee's heirs and assigns forever. Grantor warrants,
8 for Grantor, Grantor's heirs, executors and administrators, that
9 Grantor has not conveyed the above-described property, or any
10 right, title or interest in such property, to any person other
11 than Grantee, and that the described property is free from
12 encumbrances, done, made or suffered by Grantor, or any person
13 claiming under Grantor, except as to those exceptions contained
14 herein, and except as to those deeds made of even date to the
15 siblings of the Grantee in a like and equal percentage as that
16 which is conveyed to Grantee.

17 Grantor and Grantor's heirs, executors and
18 administrators, will and shall warrant and defend the described
19 property conveyed and the appurtenances appertaining to such
20 property to Grantee, Grantee's heirs and assigns, against the
21 lawful claims any and all person and persons whomsoever.
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1 IN WITNESS WHEREOF, Grantor has set Grantor's hand on
2 the day and year first above-written.

3 GRANTORS:

4 JAMES A. AND GERALDINE LAWRENCE
5 NEVADA TRUST BY ITS TRUSTEES

6 *James A. Lawrence*
7 JAMES A. LAWRENCE
8 TRUSTEE

Geraldine Lawrence
GERALDINE R. LAWRENCE
TRUSTEE

MICHAEL SMILEY ROWE
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COPIES

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A C K N O W L E D G E M E N T

1
2 STATE OF NEVADA)
3) ss.
4 COUNTY OF DOUGLAS)

5 On December 31, 1991, before me, the undersigned, a
6 Notary Public in and for said County and State, personally
7 appeared JAMES A. LAWRENCE and GERALDINE R. LAWRENCE known to me
8 to be the persons whose names are subscribed to the within
9 instrument and acknowledged that they executed the same.

10 WITNESS my hand and official seal.

11 *Michael Smiley Rowe*
12 NOTARY PUBLIC



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Attorney at Law
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"EXHIBIT A"

All that certain property located in the County of Douglas, State of Nevada, more particularly described as follows:

All those certain pieces or parcels of land, situate, lying and being in the NE¼ of the SE¼ of Section 8, and the NW¼ of the SW¼ of Section 9, T12N, R20E, M.D.B. & M., in Douglas County, State of Nevada, and being more particularly described as follows, to-wit:

Beginning at the southwest corner of the property, said point of beginning being described as bearing N. 44°09' W. a distance of 1920.00 feet from the Section corner common to Sections 8, 9, 16 and 17, T12N, R20E.; thence N. 0°16' W. a distance of 1321.80 feet to the northwest corner of the property; thence S. 88°54' E. a distance of 2138.60 feet to the northeast corner of the property; thence S. 0°20' W. a distance of 1155.00 feet to a point on the northerly right of way line of the State Highway between Gardnerville and Centerville; thence from a tangent which bears S. 58°45' W. curving to the right along said highway right of way line with a radius of 965.00 feet through an angle of 31°52' a distance of 536.60 feet to a point on the south property line of A. P. Berrum; thence N. 89°28' W. along said property line a distance of 1613.50 feet to the point of beginning, containing 63.56 acres, more or less.

Together with all water and water rights, ditch and ditch rights appurtenant thereto or used in connection therewith, and all minerals and mining rights held by Grantors in said premises.

SAVING AND EXCEPTING THEREFROM a right of way for a ditch 12 feet wide, being a continuation of a ditch passing through the lands of Peter Wilslef with a right of ingress and egress to repair the same, recorded in Book "H" of Deeds, page 151.

REQUESTED BY
M. Rowe
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA "EXHIBIT A"

REQUESTED BY
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

171204

'91 DEC 31 P12:29

'88 JAN 21 P3:03

SUZANNE BEAUDREAU
RECORDER
\$900 PAID *BL* DEPUTY

268143
BOOK 1291 PAGE 4731

SUZANNE BEAUDREAU
RECORDER
\$ PAID DEPUTY