

1 R.P.T.T. \$ ~~8~~ 11

GIFT DEED

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

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

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

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268144

MICHAEL SMILEY ROWE
Attorney at Law
P. O. Box 2080 • Minden, NV 89423
(702) 782-8141

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.

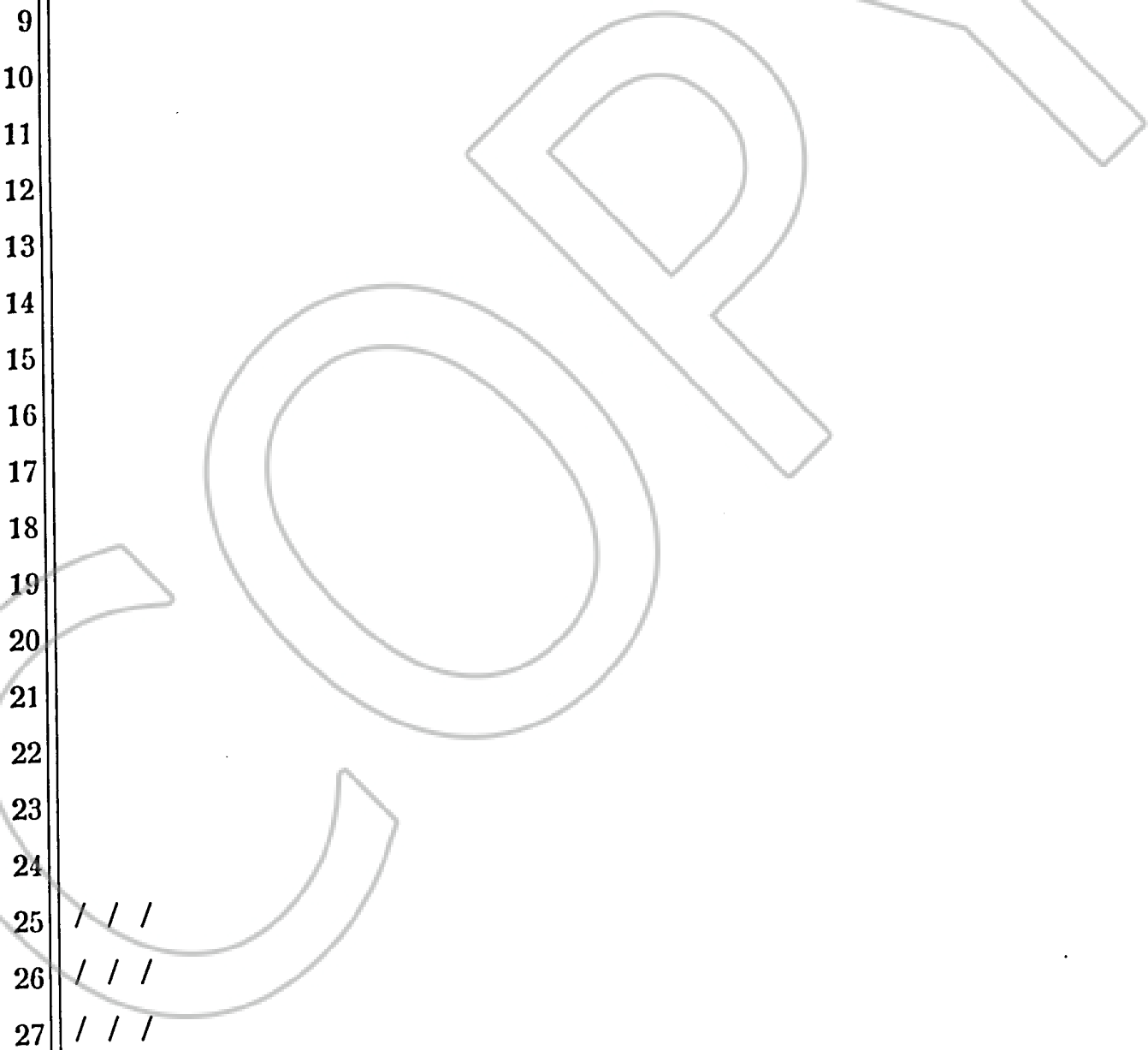
3 GRANTORS:

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

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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 NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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
Michael Rowe
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

"EXHIBIT A"

REQUESTED BY

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

171204

'88 JAN 21 P3:03

'91 DEC 31 P12:32

SUZANNE BRAUDREAU
RECORDER
\$ 9.00 PAID ks DEPUTY

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BOOK 1291 PAGE 4736

SUZANNE BRAUDREAU
RECORDER

\$ _____ PAID _____ DEPUTY