

Grant, Bargain, Sale Deed

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$...n/a...paid...on Contract of Sale, Document no.234180
Book 990, Page 852, Recorded 9-10-90
() 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

() Realty not sold.

THIS INDENTURE WITNESSETH: That HARRY TEDSEN, a single man as his sole
and separate property

in consideration of \$ 10.00----, the receipt of which is hereby acknowledged, do hereby Grant, Bargain. Sell and
Convey to VENTURE INVESTMENTS, INC., a Nevada corporation

all that real property situate in the _____ County of Douglas
State of Nevada, bounded and described as follows:

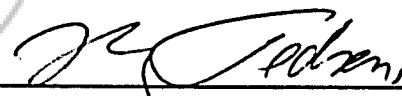
A portion of the Southwest 1/4 of Section 3, Township 12 North, Range 20 East,
M.D.B. & M., more particularly described as follows:

PARCEL 2 OF PARCEL MAP FOR HARRY TEDSEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER
OF DOUGLAS COUNTY, STATE OF NEVADA, ON September 5, 1990, 1990 AS FILE
NO. 233931.

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

Witness my hand this 27th day of July, 1990



Harry Tedsen

STATE OF NEVADA }
COUNTY OF Carson City } SS.

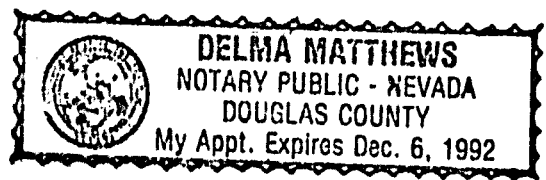
On July 27, 1990
personally appeared before me, a Notary Public, _____
Harry Tedsen

who acknowledged that he executed the above instrument.

Signature 

(Notary Public)

(Notarial Seal)



WHEN RECORDED MAIL TO: _____
Venture Investments, Inc.
P.O. Box 2309
Stateline, NV 89449

275653

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL A:

A portion of the Southwest 1/4 of Section 3, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 2 of Parcel Map for Harry Tedsen, recorded in the office of the Douglas County Recorder, State of Nevada, on September 5, 1990, in Book 990, at Page 244, as Document No. 233931, Official Records.

PARCEL B:

A non-exclusive easement for ingress and egress over that portion of said land as designated on the above mentioned Parcel Map as Venture Drive.

Also, a non-exclusive easement for ingress and egress over that portion of said land as granted to Harry Tedsen, recorded on July 30, 1990, in Book 790 at Page 4348, as Document No. 231288 and as amended on August 13, 1990, in Book 890 at Page 1913, as Document No. 232249, and more particularly described as follows:

That portion of the Southwest 1/4 of Section 3, Township 12 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Intersection of the Northeasterly right-of-way line of U.S. Highway 395 (80.00 feet wide, measured at right angles) and the South line of said Section 3; thence Northwesterly along said Northeasterly right-of-way line N. 33° 35' 27" W., 428.31 feet to the TRUE POINT OF BEGINNING, said TRUE POINT OF BEGINNING being the Northwesterly corner of A.P.N. 25-160-29, thence continuing Northwesterly along said Northeasterly line N. 33° 35' 27" W., 55.00 feet to the point of beginning of a curve, concave to the North and having a radius of 25.00 feet, a radial line through said point bears S. 56° 24' 33" W.; thence Southerly and Easterly along said curve through a central angle of 90° 00' 00", an arc distance of 39.27 feet to a point of reverse curvature, a radial line through said point bears N. 33° 35' 27" W., said curve being concave to the South and having a radius of 171.59 feet; thence Easterly along said curve through a central angle of 36° 32' 22", an arc distance of 109.43 feet to a point of reversing curvature, a radial line through said point bears S. 2° 56' 55" W., said curve being concave to the North and having a radius of 100.00 feet; thence Easterly along said curve through a central angle of 16° 51' 50"; an arc distance of 29.43 feet; thence N. 76° 05' 05" E., 60.00 feet to the beginning of a curve concave to the South and having a radius of 180.00 feet; thence Easterly along said curve through a central angle of 10° 28' 31", an arc distance of 32.91 feet to a point of reversing curvature, a radial line through said point bears S. 3° 26' 24" E., said curve being concave to the North and having a radius of 120.00 feet; thence Easterly along said curve through a central angle of 10° 28' 31", an arc distance of 21.94 feet to a point on a line which lies parallel to the Northwesterly line of said A.P.N. 25-160-29 and 30.00 feet (measured at right angles) Northwesterly of said Northwesterly line; thence N. 76° 05' 05" E., 530.46 feet; thence S. 13° 54' 55" E., 60.00 feet to a point on a line which lies parallel to said Northwesterly line of A.P.N. 25-160-29 and 30.00 feet (measured at right angles) Southeasterly

of said Northwesterly line; thence S. 76° 05' 05" W., 530.46 feet to the beginning of a curve concave to the North and having a radius of 180.00 feet; thence Westerly along said curve through a central angle of 10° 28' 31", an arc distance of 32.91 feet to a point of reversing curvature, a radial line through said point bears N. 3° 26' 24" W., said curve being concave to the South and having a radius of 120.00 feet; thence Westerly along said curve through a central angle of 10° 28' 31", an arc distance of 21.94 feet to the Northeasterly corner of that certain "well and pump house pad" of Gardnerville Town Water Company; thence Westerly along the Northwesterly line of said "well and pump house pad", S. 76° 05' 05" W., 60.00 feet to the Northwesterly corner of said "well and pump house pad", said corner being the beginning of a curve concave to the North and having a radius of 160.00 feet; thence Westerly along said curve through a central angle of 16° 51' 50"; an arc distance of 47.09 feet to a point of reversing curvature, a radial line through said point bears N. 2° 56' 55" E., said curve being concave to the South and having a radius of 111.59 feet; thence Westerly along said curve through a central angle of 36° 32' 22", an arc distance of 71.16 feet to a point of compound curvature, a radial line through said point bears N. 33° 35' 27" W., said curve being concave to the East and having a radius of 25.00 feet; thence Westerly and Southerly along said curve through a central angle of 90° 00' 00", an arc distance of 39.27 feet to a point on said Northeasterly right-of-way line of U.S. Highway 395, a radial line through said point bears S. 56° 24' 33" W.; thence Northwesterly along said Northeasterly right-of-way line N. 33° 35' 27" W., 55.00 feet to the TRUE POINT OF BEGINNING.

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COPY

REQUESTED BY
Northern Nevada Title Company
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'92 APR -9 P1:39

SUZANNE BEAUPREAU
RECORDER

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\$ 7⁰⁰ PAID K2 DEPUTY

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