

AFTER RECORDING RETURN TO:

AP # 23-260-01 and
23-260-13

✓
Mark W. Knobel, Esq.
AVANSINO, MELARKEY, KNOBEL & McMULLEN
Wiegand Center
165 W. Liberty St.
Reno, NV 89501

**GRANTEE'S ADDRESS IS &
MAIL TAX STATEMENTS TO:**

JAMES W. DECKER, Trustee
920 Riverview Dr.
Gardnerville, NV 89410

B.P.T.T # 8

QUITCLAIM DEED

THIS INDENTURE, made this 1st day of February, 1993,
by and between JAMES W. DECKER, Trustee of THE JAMES W. DECKER
FAMILY TRUST AGREEMENT dated November 9, 1984, as amended, Grantor,
and JAMES W. DECKER, as Trustee of the Decedent's Trust created
under THE JAMES W. DECKER FAMILY TRUST AGREEMENT dated November 9,
1984, as amended, Grantee;

W I T N E S S E T H:

Grantor, without consideration, does hereby remise,
release and forever quitclaim and convey to the Grantee, in trust,
and to his successors in trust, his interest in and to all that
certain real property situate in the County of Douglas, State of
Nevada, and more particularly described as follows:

PARCEL 1:

Southeast 1/4 of the Southwest 1/4 of Section
34, Township 13 North, Range 20 East,
M.D.B.&M., Douglas County, Nevada.

Assessor's Parcel No. 23-260-01

PARCEL 2:

A parcel of land situated in and being a
portion of the South 1/2 of Section 34,
Township 13 North, Range 20 East, M.D.B.&M.,
Douglas County, Nevada, more particularly
described as follows, to-wit:

COMMENCING at the Section corner common to
Sections 3 and 4, Township 12 North, Range 20
East, M.D.B.&M., and Sections 33 and 34,
Township 13 North, Range 20 East, M.D.B.&M.;
thence North 89°42'02" East, a distance of
1,325.53 feet to the Southwest corner of Parcel

No. 2, as set forth on that certain Land Division Map for John B. Anderson No. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on July 31, 1978, as Document No. 23478; thence North 00°17'27" East, a distance of 1,333.92 feet to the True Point of Beginning, said point also being the Northwest corner of the parcel of land conveyed to Carson Valley Land & Livestock, in Deed recorded April 25, 1980, in Book 480, Page 1586, Document No. 44018, of Official Records; thence continuing North 00°17'27" East, a distance of 666.96 feet to a point; thence South 89°47'48" East, a distance of 1296.20 feet to a point; thence South 00°33'07" East, a distance of 663.14 feet to a point; thence North 89°58'01" West, 1305.96 feet to the POINT OF BEGINNING.

Said land more fully shown as Parcel 2A as set forth on that certain Parcel Map for Laxagues and Deckers filed for record in the office of the County Recorder of Douglas County, Nevada, on July 8, 1981 as Document No. 57977.

Reserving Therefrom an easement for private road purposes over and across the Westerly 50 feet and the Northerly 25 feet of said land.

Further Reserving Therefrom for a total easement, 50 feet in width, 25 feet of each side of the centerline of the LOWER OLD VIRGINIA CANAL, for irrigation purposes, to operate, maintain, repair, and replace the Canal.

Together with an appurtenant private road easement with incidents thereto over and across the Westerly 50 feet of the parcel of land conveyed to Carson Valley Land and Livestock in Deed recorded April 25, 1980, in Book 480, Page 1586, Document No. 44018 of Official Records, as set forth in Grant of Easement dated June 16, 1981 executed by Carson Valley Land and Livestock to Decker's and Laxague's recorded June 29, 1981, in Book 681, Page 2274, Document No. 57724, of Official Records.

Assessor's Parcel No. 23-260-13

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and

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remainders, rents, issues and profits thereof; together with all water and water rights, ditches and ditch rights, appurtenant thereto or used in connection therewith.

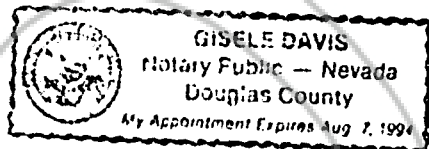
TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto the Grantee, and to his successors in trust.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

James W. Decker
JAMES W. DECKER

STATE OF NEVADA)
 Douglas) : ss.
COUNTY OF ~~WASHOE~~)

On this 1st day of February, 1993, personally appeared before me, a Notary Public, in and for Washoe County, State of Nevada, JAMES W. DECKER, known (or proved) to me to be the person whose name is subscribed to the within instrument, who acknowledged to me that he executed the foregoing Quitclaim Deed.



Gisele Davis
Notary Public

REQUESTED BY
Mark Knobel
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

93 FEB 11 AM 58

SUZANNE BUREAU
RECORDER 299394

7.00 PAID *Ka* DEPUTY

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