

Theodore H. Stokes  
306 W. Musser St.  
Carson City, NV 89703

**GRANT, BARGAIN AND SALE DEED**

THIS DEED made this 12<sup>th</sup> day of May, 1993, between TED S. BROWN and KAREN L. BROWN, husband and wife as joint tenants, as to an undivided forty percent (40%) interest; DANIEL M. BROWN, an unmarried man, as to an undivided thirty percent (30%) interest; RAYMOND M. PEZONELLA and NANCY A. PEZONELLA, husband and wife, as joint tenants, as to an undivided twenty percent (20%) interest; and JERRY PURYEAR, an unmarried man, as to an undivided ten percent (10%) interest; all collectively hereinafter referred to as "GRANTORS," and THEODORE H. STOKES, individually, and THEODORE H. STOKES as Executor of the Estate of PATRICIA M. STOKES, deceased, hereinafter referred to as "GRANTEE";

**W I T N E S S E T H :**

That for and in consideration of the sum of TEN DOLLARS (\$10.00) paid by GRANTEE to GRANTORS, the receipt of which is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey to GRANTEE and to the successors, heirs and assigns of GRANTEE forever, all of that certain piece and parcel of land situate in the County of Douglas, State of Nevada, and particularly described as set forth in Exhibit "A," which is attached to this Deed and by this reference incorporated herein.

Together with all and singular the easements and rights of way of record, tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

**309230**

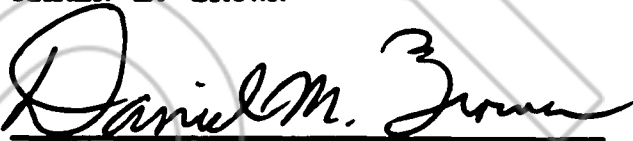
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To have and to hold the said premises, together with the appurtenances, unto the said GRANTEE and the successors, heirs and assigns of the GRANTEE forever.

IN WITNESS WHEREOF the GRANTORS have executed these presents the day and year first above written.

  
\_\_\_\_\_  
TED S. BROWN

  
\_\_\_\_\_  
KAREN L. BROWN

  
\_\_\_\_\_  
DANIEL M. BROWN

  
\_\_\_\_\_  
RAYMOND M. PEZONELLA

  
\_\_\_\_\_  
NANCY A. PEZONELLA

  
\_\_\_\_\_  
JERRY PURYEAR

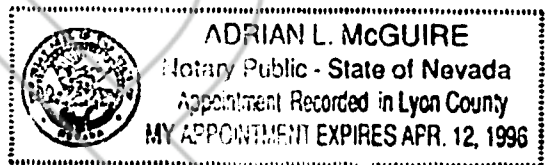
**ACKNOWLEDGMENTS**

STATE OF NEVADA )  
Washoe ) : SS.

ON THIS 17<sup>th</sup> day of May, 1993, before me, the undersigned, a Notary Public in and for said City and State, personally appeared TED S. BROWN, known to me to be the person described in and who executed the foregoing GRANT, BARGAIN, AND SALE DEED, and they acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year hereinabove written.

Adrian L. McGuire  
NOTARY PUBLIC

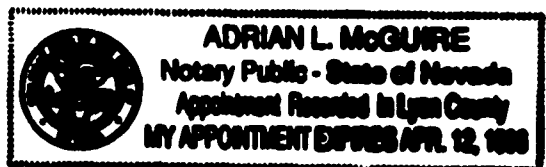


STATE OF NEVADA )  
Washoe ) : SS.

ON THIS 17<sup>th</sup> day of May, 1993, before me, the undersigned, a Notary Public in and for said City and State, personally appeared KAREN L. BROWN, known to me to be the person described in and who executed the foregoing GRANT, BARGAIN, AND SALE DEED, and they acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year hereinabove written.

Adrian L. McGuire  
NOTARY PUBLIC



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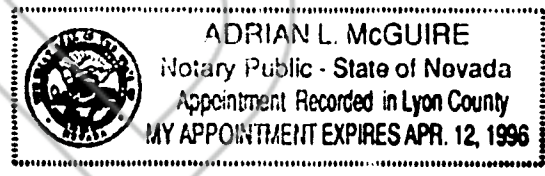
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STATE OF NEVADA )  
 : ss.  
Washoe )

ON THIS 17<sup>th</sup> day of May, 1993, before me, the undersigned, a Notary Public in and for said City and State, personally appeared DANIEL M. BROWN, known to me to be the person described in and who executed the foregoing GRANT, BARGAIN, AND SALE DEED, and they acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year hereinabove written.

Adrian L. McGuire  
NOTARY PUBLIC



STATE OF NEVADA )  
 : ss.  
Washoe )

ON THIS 17<sup>th</sup> day of May, 1993, before me, the undersigned, a Notary Public in and for said City and State, personally appeared RAYMOND M. PEZONELLA, known to me to be the person described in and who executed the foregoing GRANT, BARGAIN, AND SALE DEED, and they acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year hereinabove written.

Adrian L. McGuire  
NOTARY PUBLIC

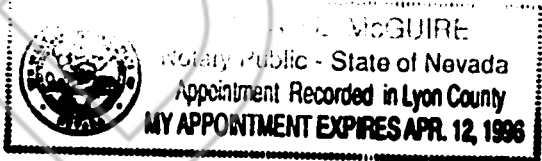


STATE OF NEVADA )  
Washoe ) : ss.

ON THIS 17<sup>th</sup> day of May, 1993, before me, the undersigned, a Notary Public in and for said City and State, personally appeared NANCY A. PEZONELLA, known to me to be the person described in and who executed the foregoing GRANT, BARGAIN, AND SALE DEED, and they acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year hereinabove written.

Adrian L. McGuire  
NOTARY PUBLIC

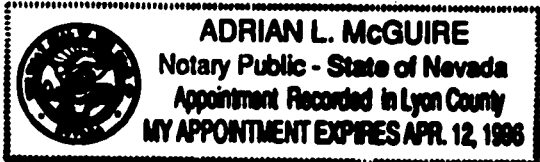


STATE OF NEVADA )  
Washoe ) : ss.

ON THIS 17<sup>th</sup> day of May, 1993, before me, the undersigned, a Notary Public in and for said City and State, personally appeared JERRY PURYEAR, known to me to be the person described in and who executed the foregoing GRANT, BARGAIN, AND SALE DEED, and they acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year hereinabove written.

Adrian L. McGuire  
NOTARY PUBLIC



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**EXHIBIT "A"**

That portion of the Northwest 1/4 of Section 30, Township 14, North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, being more particularly described as follows:

The Southerly 85 feet of Parcel No. 5 of that certain Land Division Map recorded in the Office of the Douglas County Recorder, State of Nevada, on January 12, 1979 as File No. 28932.

Excepting therefrom the following described Parcel:

Beginning at the Southeast corner of the land described in said Document No. 158116; thence Westerly along the Southerly line of said land North 89°15'11" West, 30.00 feet; thence North 33°27'12" West, 102.77 feet; thence South 89°15'11" East, 87.58 feet to a point on the Easterly line of said land, said point also being on the Westerly right of way line of U.S. Highway 395; thence Southerly along said line to the Point of Beginning.

*oc/cv*



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

93 JUN -8 P2:32

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SUZANNE BEAUDREAU  
RECORDER  
\$10<sup>00</sup> PAID *ko* DEPUTY