

✓ Recording Requested by
and Mail to:
NIKE PAVLAKIS, ESQ.
P.O. Box 646
Carson City, NV 89702

Grantee's Name & Address:
DOUG HUGH LIPPINCOTT
5035 Ponderosa Drive
Carson City, NV 89701

Portion of APN #15-060-29

R.P.T.T. \$130⁰⁰

GRANT, BARGAIN AND SALE DEED

THIS DEED made this 13 day of June, 1993,
between BUS, INC., a Nevada corporation, of 1923 North Carson
Street, Suite 105, Carson City, Nevada 89701 ("GRANTOR"), and DOUG
HUGH LIPPINCOTT, a married man, as his sole and separate property,
of 5035 Ponderosa Drive, Carson City, Nevada 89701 ("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 GRANTOR, the receipt of which is hereby
acknowledged, GRANTOR does hereby grant, bargain, sell and convey
to GRANTEE and to the successors 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 follows:

All of Parcel 2A as set forth on that certain
Boundary Line Adjustment Map as set forth in the
Record of Survey in support thereof recorded as
Document No. 309238 on the 8th day of June, 1993,
Official Records of Douglas County, Nevada. Said
Parcel is further described by metes and bounds as
described in Exhibit "A" attached to this Deed and
by this reference incorporated herein.

Excepting therefrom all water and water rights, and subject to all ditches and ditch rights, easements and rights of way.

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

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

IN WITNESS WHEREOF GRANTOR has executed these presents the day and year first above written.

BUS, INC.

By: *Duane Nelson*
DUANE NELSON, President

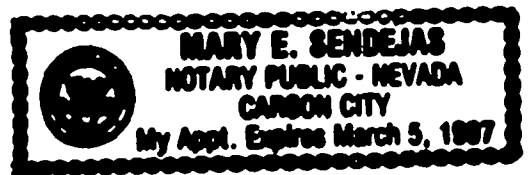
STATE OF NEVADA

CARSON CITY

)
: ss.
)

On *June 13*, 1993, personally appeared before me, a notary public, DUANE NELSON, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he is the President of BUS, INC., a Nevada corporation, and who acknowledged to me that he executed the foregoing Grant, Bargain and Sale Deed on behalf of said corporation.

Mary E. Sendejas
NOTARY PUBLIC



310330

BK0693PG4408

EXHIBIT 'A'

LEGAL DESCRIPTION (Lippincott Parcel)

That portion of the West 1/2 of the West 1/2 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:

Beginning at the West 1/4 corner of said Section 30; thence Northerly along the Westerly line of the Northwest 1/4 of said Section 30, N. 0° 44' 27" E., 1088.76 feet to a point on the centerline of a drainage slough; thence Easterly along said centerline S. 80° 53' 27" E., 89.71 feet; thence S. 73° 17' 39" E., 111.34 feet; thence S. 72° 00' 17" E., 194.29 feet; thence N. 78° 36' 48" E., 144.04 feet; thence N. 87° 09' 40" E., 87.51 feet; thence S. 72° 42' 56" E., 39.74 feet; thence leaving said centerline S. 0° 46' 16" W., 2724.89 feet to a point on the Northerly Natural High Water Line of the Carson River, as said line existed as of August, 1992; thence Westerly along said Northerly line S. 80° 46' 28" W., 17.65 feet; thence S. 78° 41' 23" W., 97.68 feet; thence S. 72° 41' 15" W., 150.18 feet; thence N. 48° 34' 12" W., 43.16 feet; thence N. 33° 54' 26" W., 41.50 feet; thence N. 44° 43' 42" W., 125.54 feet; thence N. 51° 02' 22" W., 168.88 feet; thence N. 76° 16' 13" W., 77.30 feet; thence N. 60° 44' 26" W., 42.61 feet to a point on the Westerly line of the Southwest 1/4 of said Section 30; thence Northerly along said Westerly line N. 0° 46' 16" E., 1490.50 feet to the West 1/4 corner of said Section 30, which is the Point of Beginning of this description.

Said Parcel Contains 40.00 Acres, more or less.

REQUESTED BY
Mike Pavlovic
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

93 JUN 21 P2:13

310330

BK 0693 PG 4409

SUZANNE BEAUDREAU
RECORDER

\$ 7⁰⁰ PAID *SL* DEPUTY