

DO-931315-DB
RPTT #23400

Recording Requested by and
When Recorded Return to:
Mike Pavlakis, Esq.
P.O. Box 646
Carson City, NV 89702

GRANTEE'S ADDRESS:
David V. Lippincott
5079 Ponderosa Drive
Carson City, NV 89701

APN 15-110-05

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 22nd day of July,
1993, by and between Theodore H. Stokes, individually and as
Executor of the Estate of Patricia M. Stokes, deceased, of Carson
City, Nevada, grantor, and the Lippincott Family Limited
Partnership, a Nevada limited partnership, of Carson City, Nevada,
grantee,

W I T N E S S E T H:

That the grantor, in consideration of the sum of TEN
DOLLARS (\$10.00), lawful money of the United States, and other good
and valuable consideration to him in hand paid by the grantee, the
receipt whereof is hereby acknowledged, does by these presents
grant, bargain and sell to the grantee, and to its heirs and
assigns forever, all of its interest in and to that certain lot,
piece or parcel of land situate, lying and being in Douglas County,
Nevada, and more particularly described as follows:

See Exhibit "A" attached hereto and
incorporated herein by this reference.

TOGETHER WITH all and singular the tenements,
hereditaments and appurtenances thereunto belonging or in anywise

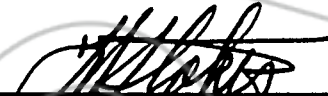
appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the premises together with the appurtenances, unto the said grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.



THEODORE H. STOKES



THEODORE H. STOKES, as Executor of the Estate of Patricia M. Stokes, deceased

STATE OF NEVADA)
 : ss.
CARSON CITY)

On July 22, 1991, personally appeared before me, a notary public, Theodore H. Stokes, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, and who acknowledged to me that he executed the foregoing document, individually and as Executor of the Estate of Patricia M. Stokes, deceased.





NOTARY PUBLIC

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

Those portions 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:

PARCEL 1:

Beginning at the West 1/4 corner of said Section 30; thence Southerly along the West line of the Southwest 1/4 of said Section 30, South 0°46'16" West, 41.57 feet; thence South 89°22'35" East, 2282.60 feet to the TRUE POINT OF BEGINNING, said point being on the Westerly right-of-way line of U.S. Highway 395, thence Southerly along said West right-of-way line, South 0°37'25" West, 150.04 feet to the point of intersection of said right-of-way line with the Northerly Natural High Water Line of the Carson River as said river existed as of August 1992; thence Westerly along said Natural High Water Line the following bearings and distances; South 80°00'00" West, 17.29 feet; thence South 85°05'46" West, 196.95 feet; thence South 79°53'53" West, 82.24 feet; thence South 79°16'18" West, 89.65 feet; thence South 67°11'56" West, 93.97 feet; thence South 68°05'14" West 83.33 feet; thence South 63°32'39" West 77.11 feet; thence South 69°10'40" West, 68.14 feet; thence South 58°25'20" West, 59.29 feet; thence South 45°37'09" West 33.41; thence South 52°09'28" West, 76.49 feet; thence South 36°21'55" West, 96.80 feet; thence South 45°41'27" West 37.33 feet; thence South 38°10'53" West 37.09 feet; thence South 31°32'36" West, 88.26 feet; thence South 17°21'26" West, 49.51 feet; thence South 8°13'51" East, 41.58 feet; thence South 10°25'07" West, 129.00 feet; thence South 17°07'40" West, 296.30 feet; thence South 26°15'44" West, 257.09 feet; thence South 37°31'09" West, 80.09 feet; thence South 43°49'37" West, 65.44 feet; thence South 60°31'44" West, 132.65 feet; thence South 53°08'25" West, 127.79 feet; thence South 73°55'50" West, 107.07 feet; thence South 80°46'28" West, 42.00 feet; thence leaving said Natural High Water Line, North 0°46'16" East, 2724.89 feet; thence South 72°42'56" East, 123.72 feet; thence South 48°28'02" East, 119.77 feet; thence South 68°29'52" East, 100.44 feet; thence South 82°25'26" East, 95.33 feet; thence South 54°30'06" East, 146.63 feet; thence South 50°39'15" East, 39.84 feet; thence South 33°49'23" West, 114.16 feet; thence South 4°37'26" West, 117.46 feet; thence South 3°47'47" West, 264.69 feet; thence South 12°49'33" East, 269.43 feet; thence South 89°22'35" East, 1096.28 feet to the TRUE POINT OF BEGINNING.

314121

BK 0893PG0196

PARCEL 2:

Beginning at the West 1/4 corner of said Section 30; thence Southerly along the West line of the Southwest 1/4 of said Section 30, South 0°46'16" West, 613.28 feet; thence North 89°13'25" East, 2284.75 feet to the TRUE POINT OF BEGINNING, said point being on the West right-of-way line of U.S. Highway 395; thence South 89°13'25" West, 515.05 feet to a point on the Southerly Natural High Water Line of the Carson River as said line existed in August, 1992; thence Easterly along said Natural High Water Line the following bearings and distances:

North 21°23'40" East, 41.95 feet; thence North 60°35'26" East, 77.78 feet; thence North 76°01'48" East, 39.43 feet; thence North 72°10'34" East, 70.03 feet; thence North 88°59'52" East, 74.41 feet; thence South 88°53'42" East, 238.82 feet; thence North 82°15'36" East, 15.07 feet to a point on said West right-of-way line; thence Southerly along said West right-of-way line, South 0°37'25" West, 99.96 feet to the TRUE POINT OF BEGINNING.

Said land is more fully shown as being Parcel 8A of the certain Record of Survey supporting a Boundary Line Adjustment Map for Theodore H. Stokes, etal, recorded in the office of the Douglas County Recorder, State of Nevada, on June 8, 1993 in Book 693 at Page 1590, as Document No. 309238, Official Records.

EXCEPTING THEREFROM that portion thereof, constituting the bed of the Carson River as the same is or may be defined by Nevada Law.

FURTHER EXCEPTING THEREFROM all that portion thereof, lying below the natural ordinary high water line of the Carson River

CB/SR

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

93 AUG -2 P3:06

314121

BK0893PG0197

SUZANNE BEAUDREAU
RECORDER

\$ 8⁰⁰ PAID Bh DEPUTY