

1 RETURN RECORDED DEED TO:
2 ANDREW MacKENZIE, ESQ.
3 ALLISON, MacKENZIE, HARTMAN,
4 SOUMBENIOTIS & RUSSELL, LTD.
5 P.O. Box 646
6 Carson City, NV 89702
7 APN: 23 324 08

GRANTEE:
JEAN LEKUMBERRY
P.O. Box 64
Gardnerville, NV 89410

8 R.P.T.T. \$ #8

9 GRANT, BARGAIN AND SALE DEED

10 THIS INDENTURE, made this 23rd day of November,
11 1992, by and between JEAN LEKUMBERRY, grantor, as to an undivided
12 one-half ($\frac{1}{2}$) interest, and JEAN LEKUMBERRY, Trustee of the "THE
13 JEAN LEKUMBERRY 1992 TRUST," of P.O. Box 64, Gardnerville, Nevada
14 89410, grantee,

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

16 That the grantor, in consideration of the sum of TEN
17 DOLLARS (\$10.00), lawful money of the United States, and other
18 good and valuable consideration to him in hand paid by the
19 grantee, the receipt whereof is hereby acknowledged, does by these
20 presents grant, bargain and sell to the grantee, and to his
21 successors and assigns, an undivided one-half ($\frac{1}{2}$) interest in that
22 certain parcel of real property with improvements located thereon,
23 situate in the county of Douglas, state of Nevada, and more
24 particularly described as follows:

25 (See Exhibit "A" attached hereto and
26 incorporated herein by this reference.)

27 TOGETHER WITH all and singular the tenements,
28 hereditaments and appurtenances thereunto belonging or in anywise
appertaining and the reversion and reversions, remainder or
remainders, rents, issues and profits thereof.

318385

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

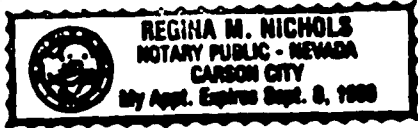
IN WITNESS WHEREOF, the grantor has executed this
conveyance the day and year first above written.

Jean Lekumberry
JEAN LEKUMBERRY

STATE OF NEVADA)
 : ss.
CARSON CITY)

On November 23, 1992, personally appeared
before me, a notary public, JEAN LEKUMBERRY, 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.

Regina M. Nichols
NOTARY PUBLIC



LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of DOUGLAS, State of Nevada, described as follows:

PARCEL NO. 1:

Beginning at the intersection of the Southwesterly line of Main Street with the Northwesterly line of Eddy Street, in the Town of Gardnerville, County of Douglas, Nevada, which point is further described as bearing North $47^{\circ}40'47''$ West 637.63 feet from the so-called Dettling Monument in said Town of Gardnerville, being Corner No. 1; thence South $45^{\circ}44'$ West along the Northwesterly line of Eddy Street 229 feet, more or less, to the line of what is know as the Selkirk or Record-Courier property, being Corner No. 2; thence North $44^{\circ}59'$ West along the line of said Selkirk or Record-Courier property 112.23 feet, more or less, to the line of the Frey or Midland Garage lot, as described in the deed recorded July 13, 1945, in Book X of Deeds, at Page 244, Douglas County, Nevada, records, being Corner No. 3; thence North $45^{\circ}44'$ East along the line of said Frey or Midland Garage lot 124 feet, more or less, to the West corner of that parcel conveyed by John Haunsaras, et al to Valley Insurance and Realty Co., by deed dated March 30, 1955, and recorded April 1, 1955, in Book B-1 of Deeds, at Page 318, Douglas County, Nevada, records, being Corner No. 4; thence South $44^{\circ}59'$ East along the Southwesterly line of said parcel 50 feet to the South corner of said Valley Insurance and Realty Co., parcel being Corner No. 5; thence North $45^{\circ}44'$ East along the Southeasterly line of said parcel 105.00 feet to the East corner of said parcel, being Corner No. 6; thence South $44^{\circ}59'$ East along the Southwesterly line of Main Street 62.23 feet to the Corner No. 1, to the POINT OF BEGINNING.

PARCEL NO. 2:

That certain piece of parcel of land situate in the County of Douglas, State of Nevada, that is described as follows:

Commencing at the intersection of the Southwesterly line of Main Street with the Northwesterly line of Eddy Street in the Town of Gardnerville, Douglas County, Nevada, which point is further described as bearing North $47^{\circ}40'47''$ West a distance of 637.63 feet from the so-called Dettling Monument in said Town of Gardnerville; thence North $44^{\circ}59'$ West along said Southwesterly line of Main Street a distance of 62.23 feet to the TRUE POINT OF BEGINNING of the parcel herein described; thence South $45^{\circ}44'$ West a distance of 105.00 feet to a point; thence North $44^{\circ}59'$ West a distance of 50.00 feet to a point; thence North $45^{\circ}44'$ East a distance of 105.00 feet to an intersection with the above-mentioned Southwesterly side of Main Street; thence South $44^{\circ}59'$ East along said Southwesterly side of Main Street a distance of 50.00 feet to the POINT OF BEGINNING.

A.P.N. 25-324-08

COPY

REQUESTED BY
Andrew McKenzie
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'93 SEP 23 P1:48

318385

SUZANNE BEAUDREAU
RECORDER
\$ 8.00 PAID K2 DEPUTY

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