WHEN RECORDED MAIL TO:
ROBERT E. DUTCHER
5382 TATTERSHALL AVENUE
WESTMINSTER, CA 92683

Order No.
Escrow No. B54244JC
R.P.T.T. 449.15
XX Based on full value
   Based on full value
   less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby
acknowledged, JAMES M. HICKEY, an unmarried man

(GRANTOR),
does hereby grant, bargain, sell, and convey to
ROBERT E. DUTCHER and PATRICIA L. DUTCHER, husband and wife
as joint tenants with rights of survivorship

(GRANTEE),
all that real property in the County of DOUGLAS   , State of Nevada,
being Assessor's Parcel Number 27-781-01   , specifically described as:
Lot 65, in Block D, as shown on the final map of PLEASANTVIEW PHASE 3,
filed for record in the office of the County Recorder of Douglas County,
State of Nevada, on December 4, 1992, in Book 1292, Page 815, as Document
No. 294729. A.P.N. 27-781-01

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

Dated December 7, 1993

_____
JAMES M. HICKEY

STATE OF NEVADA

County of Douglas   )
)ss.
On _December 8, 1993_   )
before me, a notary public,
personally appeared JAMES M.
HICKEY

personally known or proved to
me to be the person(s) whose
name(s) is   subscribed to the
above instrument who ack-
nowledged that he   executed
the instrument.

_____
Notary Public

SCARPELLO & ALLING
CARSON CITY OFFICE
BANK OF AMERICA CENTER
600 WILLIAM STREET, SUITE 301
CARSON CITY, NEVADA 89701-4502
TELEPHONE (702) 882-4577

LAKE TAHOE OFFICE
KINGSBURY SQUARE
P.O. BOX 3390
STATELINE, NEVADA 89449-3390
TELEPHONE (702) 588-6676

deed

JUDITH L. PEREZ
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES NOV. 21, 1995

MAIL TAX STATEMENT TO:
SAME AS ABOVE

. . . .
:   FOR RECORDER'S USE
:
:
:
:
:
:
:
:
:
:   REQUESTED BY
:   WESTERN TITLE COMPANY, INC.
:   IN OFFICIAL RECORDS OF
:   DOUGLAS CO. NEVADA
:
:   '93 DEC 10 P4:42
:
:   SUZANNE BEAUDREAU
:   RECORDER

324767

BK1293PG2451

$7.00 PAID K.B. DEPUTY