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✓ STEVE GRUNER LTD
931 TAHOE Blvd. STE 6
INCLINE Village NV 89451

R.P.T.T. \$ 388.70

WHEN RECORDED, MAIL TO:

J.F.S. INCORPORATED
1875 Highway 395 South
Gardnerville, Nevada 89410

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NARAMCO CORPORATION, a Nevada corporation, whose address is Post Office Box 6843, Incline Village, Nevada, 89450, does hereby GRANT, BARGAIN and SELL to J.F.S. INCORPORATED, whose address is 1875 Highway 395 South, Gardnerville, Nevada, 89410, all that real property situated in the County of Douglas, State of Nevada, more particularly described as follows:

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

Assessor's Parcel Numbers: 37-480-18 and 37-480-19.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any revisions, remainders, rents, issues or profits thereof.

DATED: April 4, 1994.

NARAMCO CORPORATION, a Nevada corporation

By: *Ruth L. Carney*
RUTH L. CARNEY, President

335754

BK0494PG4091

STATE OF NEVADA)
 :SS
COUNTY OF WASHOE)

On April 4, 1994, personally appeared before me, a Notary Public, RUTH L. CARNEY, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.



Notary Public



COPY

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

PARCEL NO 1:

A Parcel of land lying entirely within Parcel "B", as shown on the Official Plat, TOPAZ RANCH ESTATES UNIT NO. 4, as filed for record in the Office of the County Recorder, Douglas County, Nevada, and more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block "V", TOPAZ RANCH ESTATES UNIT NO. 4, and proceeding thence along the Easterly line of ALBITE ROAD, South $12^{\circ}23'37''$ East 143.93 feet; thence leaving said Easterly line and proceeding North $77^{\circ}36'23''$ East 311.07 feet; thence North $17^{\circ}25'09''$ West 143.48 feet to a point on the Southerly line of Lot 2, Block "V" of TOPAZ RANCH ESTATES UNIT NO. 4, thence proceeding along the Southerly lines of Lots 2 and 1, Block "V", TOPAZ RANCH ESTATES UNIT NO. 4, South $77^{\circ}36'23''$ West 298.50 feet to the point of beginning.

A.P.N. 37-480-18

PARCEL NO 2:

The following described as a parcel of land-lying entirely within Parcel "B" as shown on the Official Plat, TOPAZ RANCH ESTATE UNIT NO. 4, filed for record in the Office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block V of TOPAZ RANCH ESTATES UNIT NO. 4, thence along the East side of ALBITE ROAD, South $12^{\circ}23'37''$ East 142.93 feet to the True Point of Beginning; thence continuing South $12^{\circ}23'37''$ East 130.18 feet to the beginning of a curve to the left the tangent of which bears the last described course; thence along said curve having a central angle of $95^{\circ}01'32''$ a radius of 20.00 feet, through an arc length of 33.17 feet to a point on the Northerly line of a proposed 60 foot wide roadway; thence along said Northerly line, North $72^{\circ}25'09''$ East 301.35 feet; thence leaving said Northerly line and proceeding North $17^{\circ}25'09''$ West 124.18 feet; thence South $77^{\circ}36'23''$ West 311.07 feet to the True Point of Beginning.

A.P.N. 37-480-19

TOGETHER WITH a non-exclusive easement over a 60 foot wide roadway (CARTER DRIVE) lying entirely within Parcel B, as shown on Official Plat of TOPAZ RANCH ESTATES UNIT NO. 4, as filed for record in the Office of the County Recorder of Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block V to TOPAZ RANCH ESTATES UNIT NO. 4, and proceeding thence along the Easterly side of ALBITE ROAD, S. $12^{\circ}23'37''$ E., 274.11 feet to the True Point Of Beginning, said point also being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $95^{\circ}01'32''$, a radius of 20.00 feet through an arc length of 33.17 feet to a point on the Northerly line of said 60 foot wide roadway; thence along said Northerly line, N. $72^{\circ}34'51''$ E., 1,463.88 feet to a point on the Westerly line of a roadside park parcel; thence along said Westerly line, S. $12^{\circ}23'37''$ E. 60.24 feet to a point on the Southerly line of said 60 foot wide roadway; thence along said line, South $72^{\circ}34'51''$ W., 1467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $84^{\circ}58'28''$, a radius of 20.00 feet through an arc length of 29.66 feet to a point on the Easterly line of ALBITE ROAD; thence along said Easterly line N. $12^{\circ}23'37''$ W., 100.38 feet to the POINT OF BEGINNING.

Exhibit "A"

335754

BK 0494 PG 4093

COPY

REQUESTED BY
Steve Grumer
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'94 APR 22 A9:43

335754

BK 0494 PG 4094

SUZANNE BEAUDREAU
RECORDER
\$ 10.00 PAID K2 DEPUTY