WHEN RECORDED MAIL TO: TRACY H. SELLS 1402 5TH Street, La Verne CA 91750 Order No.

Escrow No. F55884MK

R.P.T.T. \$130.00

X Based on full value

Based on full value

less liens

CORPORATION GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, COIT ENTERPRISES INC., a Nevada Corporation

(GRANTOR), a corporation organized and existing under the laws of the State of Nevada does hereby grant, bargain, sell, and convey to TRACY H. SELLS AND CARLA M. SELLS, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(GRANTEE), all that real property in the County of DOUGLAS , State of Nevada, being Assessor's Parcel Number , specifically described as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

:

)SS.

Dated April 18, 1994

STATE OF NEVADA

County of Douglas

on april 19,1994

personally appeared
NORRYS COCK, Primile of
the Court Exterprimes

of the above corporation, personally known or proved to me to be the person(s) whose name(s) subscribed to the above instrument who acknowledged that sexecuted

Maruy

the instrument.

MARY H. KELSH
Notary Public - State of Novada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES NOV. 5, 1994

Public

COLT ENTERPRISES INC.

BY; NORRIS COLT, PRESIDENT

MAIL TAX STATEMENT TO: SAME AS ABOVE

FOR RECORDER'S USE

corp-deed

335785

DESCRIPTION

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

A parcel of land located within a portion of Section 10, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Adjusted Parcel 3 as shown on the Record of Survey to support a Boundary Line Adjustment for COIT ENTERPRISES, INC., as recorded as Document No. 303571, Douglas County, Nevada, Recorders Office, from which the Northeast corner of existing Parcel 4 bears South 70°43′51" East, 499.85 feet; thence North 70°43′51" West, 133.27 feet to THE POINT OF BEGINNING; thence South 24°09′09" West, 324.58 feet; thence North 71°41′40" West, 167.90 feet; thence North 24°09′09" East, 327.41 feet; thence South 70°43′51" East, 167.63 feet to THE POINT OF BEGINNING.

Said Parcel being a portion of Parcel 3 as set forth on Parcel Map for COIT ENTERPRISES, INC. filed for record November 23, 1992, in Book 1192, at Page 3832, as Document No. 293701.

Reference is made to Record of Survey to support a Boundary Line Adjustment for COIT ENTERPRISES, INC., filed for record April 14, 1993, Book 494, Page 2736, Document No. 335206. Official Records of Douglas County, Nevada.

A PORTION OF A.P.N. 17-084-35

RESERVING TO GRANTOR AND EXCEPTING THEREFROM ANY RIGHT, TITLE AND INTERST OF GRANTOR TO A PORTION OF THE GENOA CREEK WATER RIGHTS ENUMERATED IN THAT CERTAIN AGREEMENT DATED FEBRUARY 4, 1975 AND RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER AS DOCUMENT 80981 AT BOOK 675, PAGE 366, AND APPROPRIATED GROUND WATER RIGHTS FROM PERMIT 15321 (CERTIFICATE 4519) AS RECORDED IN THE OFFICE OF THE STATE ENGINEER, NEVADA DIVISION OF WATER RESOURCES.

WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

'94 APR 22 P12:27

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SUZANNE L AUDREAU
SECONDER
PAIL K DEPUTY