

JOINT TENANCY DEED

THIS INDENTURE WITNESSETH: That

WILLIAM F. COLEMAN, A WIDOWER

in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

FREDERICK A. NIEMANN AND LINDA S. NIEMANN, husband and wife, as joint tenants with right of survivorship, and not as tenants in common,

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of DOUGLAS, State of Nevada, bounded and described as follows:

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.

Witness my hand this 16th day of SEPT., 1994.

William F. Coleman  
WILLIAM F. COLEMAN



STATE OF NEVADA )  
 ) :SS  
COUNTY OF DOUGLAS )

On SEPT. 16, 1994, personally appeared before me, a Notary Public, WILLIAM F. COLEMAN

personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same for the purposes therein stated.

Elisabeth Buker  
Notary Public

WHEN RECORDED MAIL TO:  
FREDERICK A. NIEMANN  
33716 NORTH HUBBARD RD  
ACTON, CA 93510

The Grantor(s) declare(s):  
Document Transfer Tax is \$188.50  
(X) computed on full value of  
property conveyed

MAIL TAX STATEMENTS TO:  
Mr. and Mrs. Niemann

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

A parcel of land situated in and being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 11 North, Range 21 East, M.D.B. & M., described as follows:

Parcel 1, as set forth on that certain Parcel Map for ALFRED KNOOP, filed for record in the Office of the County Recorder of Douglas County, Nevada, on April 22, 1977, in Book 477, Page 1101, Document No. 08633.

Assessor's Parcel No. 35-240-15.

Together with a non-exclusive easement for ingress and egress over the East 60 feet of the South 364.64 feet of the North 684.28 feet of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 11 North, Range 21 East, M.D.B. & M.

Together with a non-exclusive right of way for ingress and egress across the North 25 feet of the South 1/2 of the Southeast 1/2 of the Southeast 1/4 and the South 25 feet of the North 1/4 of the Southeast 1/4 of the Southeast 1/4; also the East 50 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, all in Section 22, Township 11 North, Range 21 East, M.D.B. & M.

Further together with an easement or right of way for a road, 60 feet wide, from the Northwest corner to the Highway, along the North boundary of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 11 North, Range 21 East, M.D.B. & M., in Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 23, which is located North 0°01' East, 1287.40 feet from the Southwest corner of said Section 23; thence along the North boundary of said Southwest 1/4 of the Southwest 1/4 South 89°59' East, 402.56 feet to the Westerly right of way line of U.S. Highway 395; thence along the Highway, South 38°22' East, 68.19 feet; thence North 89°59' West, 434.91 feet, 60 feet South of and parallel to the North boundary to the section line, thence along the section line North 0°01' East, 60.00 feet to the point of beginning.

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

'94 SEP 30 A9:35

347282

SUZANNE BEAUBEAU  
RECORDER

SCHEDULE A  
CLTA PRELIMINARY REPORT  
(7/88)

BK0994PG5267

PAID *ka* DEPUTY