

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

MICHEL M. ETCEMENDY AND MARIE T. ETCEMENDY husband and wife, dealing with a 72.2% interest only

do(es) hereby **GRANT, BARGAIN AND SELL** to

JAY H. YOUNGMAN an unmarried man as to an undivided 72.2% interest

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 25-030-21, specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 11 day of December, 1994

Michel M. Etchemendy
MICHEL M. ETCEMENDY

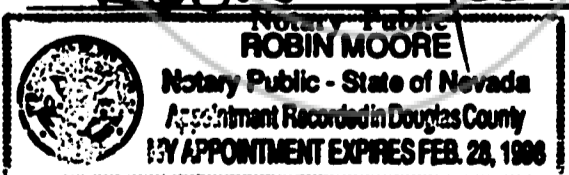
Marie T. Etchemendy
MARIE T. ETCEMENDY

STATE OF NEVADA
COUNTY OF DOUGLAS

On December 14, 1994 personally appeared before me, a Notary Public, Michel M. Etchemendy and Marie T. Etchemendy

who acknowledged that they executed the above instrument.

Robin Moore



WHEN RECORDED MAIL TO:
Mr. Jay H. Youngman
P.O. Box 334
Tahoma, CA 96142

The grantor (s) declare:
Documentary transfer tax is \$328.90
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

**EXHIBIT "A"
DESCRIPTION**

All that certain piece or parcel of land lying in the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M. D. B. & M., lying Westerly of the Town of Minden and more particularly described as follows:

Parcel B in that certain Parcel Map for Keith and Martha E. Cornforth recorded August 21, 1974 in Book 874, Page 608, as Document No. 74862 of Official Records in the County of Douglas, State of Nevada.

EXCEPTING THEREFROM the following described parcel as conveyed to the STATE OF NEVADA, acting by and through its Department of Transportation in Deed recorded April 24, 1986, in Book 486, Page 2137, as Document No. 133834..

BEGINNING at a point on the right or Easterly right-of-way line of US-395 (Project F-395-1(3)) 26.70 feet right of and measured radially from Highway Engineer's Station "N" 41 + 34.96 P.O.C.; said point of beginning further described as bearing North 24°30'38" East, a distance of 2,108.96 feet from the South 1/4 corner of Section 30, Township 13 North, Range 20 East, M. D. B. & M.; thence South 55°34'37" East, along said right-of-way line a distance of 80.94 feet to an intersection with the former right or Easterly right-of-way line of said US-395; thence North 62°43'34" West, along said right-of-way line a distance of 80.77 feet to a point; thence North 29°53'06" East, a distance of 10.08 feet to the point of beginning.

A.P.N. 25-030-21

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

94 DEC 15 P4:38

352718

OK 1294 P62483

SUZANNE BEAUDREAU
RECORDER

PAID *K2* DEPUTY