

GRANT, BARGAIN AND SALE DEED

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

DONALD J. DOUGHER, Trustee of the CONNIE S. FORD TRUST OF 1985

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

JAMES C. ANDERSON AND SANDRA L. ANDERSON husband and wife, as Joint Tenants with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 25-331-04, 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 21 day of December, 1994 .

DONALD J. DOUGHER, Trustee of the CONNIE S. FORD TRUST OF 1985

Donald J. Dougher, Trustee
DONALD J. DOUGHER, Trustee

STATE OF NEVADA
COUNTY OF _____

On _____ personally appeared before me, a Notary Public, _____

who acknowledged that he executed the above instrument.

Notary Public

WHEN RECORDED MAIL TO:
Mr. & Mrs. James C. Anderson

P.O. Box 1629
Minden, NV 89423

The grantor (s) declare:
Documentary transfer tax is \$181.35
() computed on full value of property conveyed, or
(X) computed on full value less value of liens and encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

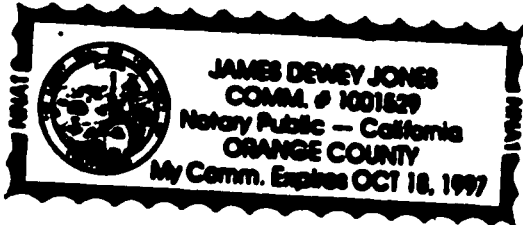
State of CALIFORNIA

County of ORANGE

On 12-23-94 before me, JAMES DEWEY JONES
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared DONALD J DEUCHER
Name(s) of Signer(s)

personally known to me – OR – proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

James Dewey Jones
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: GRANT, BARGAIN AND SALE DEED

Document Date: 12-21-94 Number of Pages: _____

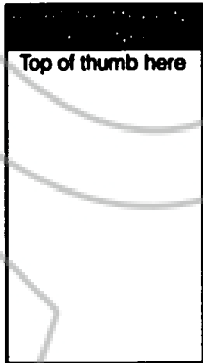
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: DONALD J DEUCHER

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

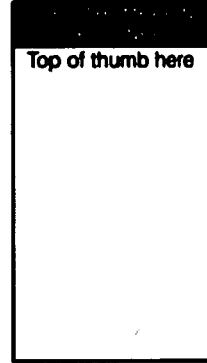
Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



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BK 1294P64 100

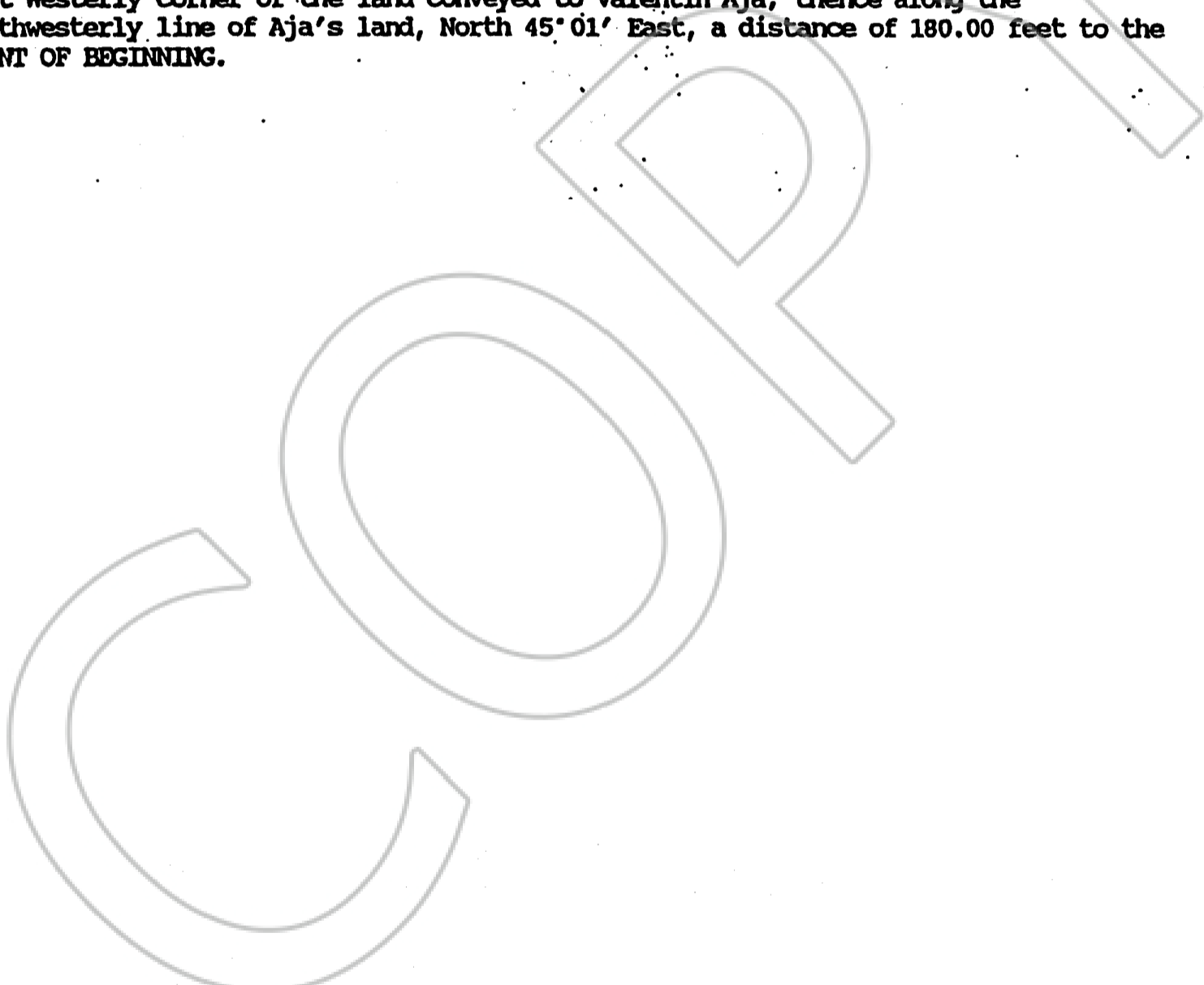
EXHIBIT "A"

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 situated in the Town of Gardnerville County of Douglas, State of Nevada, being a portion of the Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M. D. B. & M., more particularly described as follows, to wit:

Beginning at a point which bears North 49°28'20" West, a distance of 383.20 feet from the Town Monument at the Southeasterly end of the centerline of Main Street and South 45°06' West, a distance of 30.55 feet from Highway Engineer's Station "B" 7-28.00 P.O.T.; said point of beginning being further described as the most Northerly corner of the land conveyed to Valentin Aja, by instrument recorded October 14, 1953, in Book A-1 of Deeds, Page 556, Douglas County, Nevada, records; thence North 44°59' West, a distance of 90.00 feet to a point; said point being the Southeasterly corner of the land conveyed to Carson Valley Land Co., Inc., a Nevada corporation, by Deed recorded February 28, 1974, in Book 274, Page 849, Document No. 72101, Official Records of Douglas County, Nevada, thence South 45°01' West, a distance of 180.00 feet to a point; thence South 44°59' East, a distance of 90.00 feet to a point; said point being the most Westerly corner of the land conveyed to Valentin Aja; thence along the Northwesterly line of Aja's land, North 45°01' East, a distance of 180.00 feet to the POINT OF BEGINNING.



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

94 DEC 28 PM 2:16

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BK 1294 PG 4101

SUZANNE BEAUDREAU
RECORDER
s. *gss* PAID *ka* DEPUTY