

94021241

WHEN RECORDED MAIL TO:

SELVIN PASSEN  
Post Office Box 12246  
Zephyr Cove, NV 89448

RPTT: 2990 -  
full value

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PAULA J. YTURBIDE and THOMAS MICHAEL YTURBIDE, SR., Trustees of the PAULA J. AND THOMAS MICHAEL YTURBIDE, SR. - 1991 TRUST U/I/D August 1, 1991, do hereby GRANT, BARGAIN AND SELL to SELVIN PASSEN and SYLVIA H. PASSEN, husband and wife as joint tenants with the right of survivorship, Post Office Box 12246, Zephyr Cove, Nevada 89448, the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lots 7 and 8 of Subdivision No. 1, CAVEROCKCOVE, LTD. TRACT, according to the official map thereof approved by the Board of County Commissioners of Douglas County, State of Nevada, on August 5, 1936, and filed in the office of the County Recorder of Douglas County, State of Nevada, on September 26, 1936, as Document No. 3331.

APN 03-080-33.

PARCEL 2:

Bounded on the East by the West lines of Lots 7 and 8 of Subdivision No. 1, CAVEROCKCOVE, LTD. TRACT, according to the official map thereof approved by the Board of County Commissioners of Douglas County, State of Nevada, on August 5, 1936, and filed in the office of the County Recorder of Douglas County, State of Nevada, on September 26, 1936, as Document No. 3331, and bounded on the North by the North boundary line of said Lot 7, extended Westerly to the Natural Low Water Line of Lake Tahoe and bounded on the West by the Natural Low Water Line of Lake Tahoe and bounded on the South by the South boundary line of said Lot 8, extended Westerly to the Natural Low Water Line of Lake Tahoe.

Excepting and reserving therefrom an easement for ingress and egress to the waters of Lake Tahoe, as more particularly described in the Reciprocal Easement Agreement and Assignment recorded concurrently herewith.

APN 03-080-33.

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PARCEL 3:

An easement for ingress and egress to the waters of Lake Tahoe, as more particularly described in the Reciprocal Easement Agreement and Assignment recorded concurrently herewith, over and across all that portion of Section 27, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at the Southwest corner of Lot 6, of Subdivision No. 1, CAVEROCKCOVE, LTD. TRACT, according to the official map thereof approved by the Board of County Commissioners of Douglas County, State of Nevada, on August 5, 1936, and filed in the office of the County Recorder of Douglas County, State of Nevada, on September 26, 1936, as Document No. 3331; thence North  $59^{\circ}31'25''$  West 83 feet, more or less to a point on the Low Water Line of Lake Tahoe at elevation 6,223.0; thence along said Low Water Line Northeasterly 48 feet, more or less; thence South  $62^{\circ}26'33''$  East 73 feet, more or less to the Northwest corner of said Lot 6; thence South  $35^{\circ}16'54''$  West 49.87 feet to the Point of Beginning.

PARCEL 4:

An easement for a masonry wall, as granted in the Grant of Easement for Wall filed in the office of the County Recorder of Douglas County, State of Nevada, on December 15, 1994, in Book 1294, Page 2241, as Document No. 352626, for the full and free right to keep, preserve, maintain, repair and reconstruct a masonry wall on, over and across all that portion of Lot 9, of Subdivision No. 1, CAVEROCKCOVE, LTD. TRACT, according to the official map thereof approved by the Board of County Commissioners of Douglas County, State of Nevada, on August 5, 1936, and filed in the office of the County Recorder of Douglas County, State of Nevada, on September 26, 1936, as Document No. 3331, more particularly described as follows:

Beginning at the Northeast corner of said Lot 9; thence South  $37^{\circ}55'43''$  West 1.50 feet; thence North  $51^{\circ}23'34''$  West 20.28 feet; thence North  $36^{\circ}33'48''$  East 0.80 feet; thence South  $53^{\circ}26'12''$  East 20.30 feet to the Point of Beginning.

PARCEL 5:

A portion of Permit 53771 dated March 12, 1990, being 0.00156 cfs, not to exceed 1,000 gallons per day or 1.12 acre feet annually.

Excepting and reserving therefrom all other water rights of any type or source.

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TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements, if any, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all fixtures and improvements thereon.

DATED: January 3, 1995.

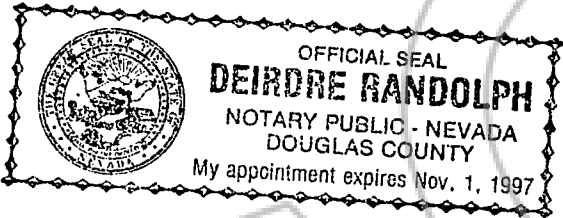
Paula J. Yturbide  
PAULA J. YTURBIDE, Co-Trustee

Michael Thomas M. Yturbide  
THOMAS MICHAEL YTURBIDE, SR.,  
Co-Trustee

STATE OF NEVADA )  
                                  ) ss.  
COUNTY OF DOUGLAS )

On January 3rd, 1995, before me, personally appeared PAULA J. YTURBIDE and THOMAS MICHAEL YTURBIDE, SR., who acknowledged that they executed the within instrument.

[Signature]  
NOTARY PUBLIC



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

'95 JAN -4 P4:17

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LINDA SLATER  
9:00 RECORDER  
PAID [Signature] DEPUTY