APN: 19-070-15

94010594A

Grantee's Address: Lonnie D. Mason 3696 Lake Tahoe Blvd. South Lake Tahoe, CA 96150

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, JANICE HANSEN SORENSON, formerly known as JANICE HANSEN SMITH, Successor Trustee of the HELEN M. CLARK TRUST DATED MARCH 11, 1987, AS AMENDED BY AGREEMENT DATED DECEMBER 17, 1990, AND A FURTHER SECOND AMENDMENT AGREEMENT DATED NOVEMBER 24, 1992, JANICE HANSEN SORENSON, individually, ERIC MALEN SMITH, GEOFFREY COLE SMITH and KELLIE RAE SMITH, Grantors, do hereby grant, bargain, sell and convey to LONNIE D. MASON, a married man as his sole and separate property, Grantee, of 3696 Lake Tahoe Boulevard, South Lake Tahoe, California 96150, all that real property in the County of Douglas, State of Nevada, being Assessor's Parcel Number 19-070-15, specifically described as:

All those certain lots, pieces or parcels of land situate in the County of DOUGLAS, State of Nevada, described as follows:

Parcel 1:

Parcel 5 as shown on Land Division Map for HELEN M. CLARK TRUST recorded April 20, 1993, in Book 493, Page 3812 as Document No. 305160, Official Records of Douglas County, Nevada.

Parcel 2:

Together with a non-exclusive Private Access Easement traversing the South 50 feet of Parcels 1, 2, 3, and 4, and continuing in an east-west direction to a terminus point in Parcel 7, as shown on Land Map for HELEN M. CLARK TRUST recorded April 20, 1993, in Book 493, Page 3812 as Document No. 305160, Official Records of Douglas County, Nevada.

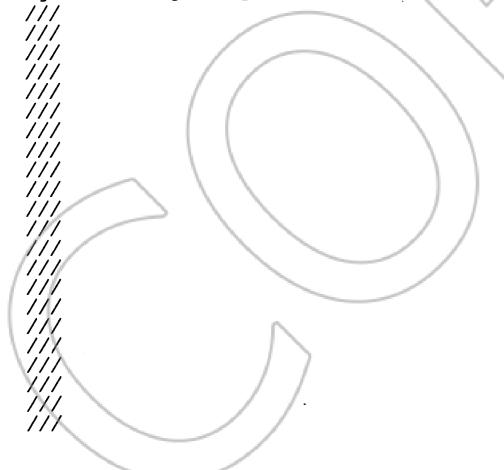
RESERVING TO Grantors, and to Grantors' successors, heirs, assigns and grantees, all uses of said access easement for the benefit of the said Parcels 1, 2, 3, 4, 6 and 7 as shown on the above-described Land Division Map.

WAYNE S. CHIMARUSTI, ESQ. 300 West Second Street Carson City, NV 89703 (702) 885-9066

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.

TOGETHER WITH all water rights, surface or ground, permitted, certificated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever appurtenant to or historically utilized on the property, and including a portion of claim numbers 648, 649 and 652 as set forth in the decree issued in the matter of the Alpine Decree (<u>USA v. Alpine Land and Reservoir Company</u>, United States District Court for the District of Nevada, Case No. C-183 BRT), insofar as those waters are determined by the Federal Water Master to be appurtenant to Parcel 5. Not included in this grant are those portions of said claim numbers 648, 649 and 652 which are appurtenant to Parcel 1, 2, 3, 4, 6 or 7 as shown on the above-described Land Division Map for the Helen M. Clark Trust.

RESERVING THEREFROM an easement in favor of Grantors as necessary and appropriate to allow the continued irrigation of Grantors' reserved and adjacent property, being Parcels 4, 6 and 7 of said Land Division Map for Helen M. Clark Trust (APN 19-076-14), according to the historic and customary irrigation practices pertaining to the water rights thereon, pursuant to the Alpine Decree (USA v. Alpine Land and Reservoir Company, United States District Court for the District of Nevada, Case No. C-183 BRT) and as said easement may be further defined or limited by a written agreement signed by Grantors and Grantee.



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TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, and to his successors and assigns forever.

WITNESS our hands this 5^{5}	day of January,
1995.	
DINE CONTENSOR	stiniced ansen se
JANICE HANSEN SORENSON,	JANICE HANSEN SORENSON,
formerly known as / ' ' JANICE HANSEN SMITH,	individually / /
SUCCESSOR TRUSTEE OF THE HELEN M.	Cow Molon Switt
CLARK TRUST DATED MARCH 11,	ERIC MALEN SMITH
1987, AS AMENDED BY	1 A All
AGREEMENT DATED DECEMBER 17,	William Know
1990, AND A FURTHER SECOND	GEOFFREY COLE SMITH
AMENDMENT AGREEMENT DATED	
NOVEMBER 24, 1992	melli Talmillo
	KELLIE RAE SMITH
STATE OF NEVADA	
SIMIL OF REVIION	ss.
Douglas Courty	
	_ \ / /
On January 5, 199 personally appeared JANICE HANSEI	, before me, a notary public,
personally appeared JANICE HANSEI	N SORENSON, formerly known as
JANICE HANSEN SMITH, Successor Trus DATED MARCH 11, 1987, AS AMENDED I	STEE OF THE HELEN M. CLARK TRUST
1990, AND A FURTHER SECOND AMENDME	
1992, personally known (or proved)	
name is subscribed to the above in	
she executed the above instrument	both individually and on behalf
of the HELEN M. CLARK TRUST DATED	
AGREEMENT DATED DECEMBER 17, 1990,	AND A FURTHER SECOND AMENDMENT
AGREEMENT DATED NOVEMBER 24, 1992.	
GAYLE GISSELL	
Notary Public - State of Nevada	The an Dispose
Appointment Recorded in Carson City	NOTARY PUBLIC
MY APPOINTMENT EXPIRES FEB. 11, 1995	
STATE "OF "COLORADO")	
	35.
county of Rout)	
on December 30 . 199	4 before me, a notary public
on <u>December 30</u> , 199 personally appeared ERIC MALEN SMIT	TH, personally known (or proved)
WAYNE S. CHIMARUSTI, ESQ. 300 West Second Street	

3

Carson City, NV 89703 (702) 885-9066 to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the above instrument.

MY COMMISSION EXPIRES 1/26/97

STATE OF NEVADA

NOTARY PUBLIC

320 imporn AMF. Steamboat Spaings, co. coaxa SEAL

ss.

Douglas Count



GAYLE GISSELL

Notary Public - State of Nevada
Appointment Recorded in Carson City
MY APPOINTMENT EXPIRES FEB. 11, 1995

STATE OF NEVADA

NOTARY PUBLIC

ss.

Douglas County

GAYLE GISSELL

Notary Public - State of Nevada
Appointment Recorded in Carson City
MY APPOINTMENT EXPIRES FEB. 11, 1995

NOTARY PUBLIC

2P.T.T. IS \$162.50 COMPUTED ON FULL VALUE

WHEN RECORDED RETURN TO:

WAYNE S. CHIMARUSTI, ESQ. 300 West Second Street Carson City, NV 89703 (702) 885-9066

4

353824BK0195PG0574

Order No.: 94010594

EXHIBIT 44
LEGAL DESCRIPTION

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

PARCEL 1:

Parcels 5, as shown on Land Division Map for HELEN M. CLARK TRUST recorded April 20, 1993 in Book 493, page 3812 as Document No. 305160, Official Records of Douglas County, Nevada.

Assessors Parcel No. 19-070-15

PARCEL 2: Together with a Private Access Easement traversing the South 50 feet of Parcels 1, 2, 3 and 4 as shown on Land Division Map for HELEN M. CLARK TRUST recorded April 20, 1993 in Book 493, Page 3812 as Document No. 305160, Official Records of Douglas County, Nevada.

REQUESTED BY

STEWART TITLE OF DOUGLAS COUNT
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

SCHEDULE A
CLTA PRELIMINARY REPORT
(7/88)

353824 BK 0 1 9 5 PG 0 5 7 5 LINDA SLATER
RECORDER

S______PAID_K_Z_DEPUTY

95 JAN -5 P4:28