

After recordation, return Grant Deed
and mail future property tax
statements to the following address:

WinnRanch, LLC
P. O. Box 250
Minden, Nevada 89423

RPTT #10

GRANT DEED

For value received, Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Robert E. And Twyila S. Whear Family Trust Agreement dated July 16, 1982, as amended, and J Thomas Whear and Deidra K. Whear, husband and wife, hereby grant, bargain, and sell to WinnRanch, LLC, a Nevada limited liability company, the real property situated in Douglas County, Nevada, described on Exhibit A attached hereto and incorporated herein by reference. The parcel described on Exhibit A is Douglas County Assessor's parcel number 27-760-22.

This conveyance includes all water and water rights and ditch and ditch rights appurtenant to the real property.

This conveyance is subject to the following liens and encumbrances:

1. The lien of general and special city and county real property taxes and assessments for the fiscal year July 1, 1995, through June 30, 1996.

2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record.

3. The Deed of Trust dated February 19, 1992, executed by Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Robert E. And Twyila S. Whear Family Trust Agreement dated July 16, 1982, as Trustor, to Stewart Title of Douglas County, a Nevada corporation, as Trustee, for the benefit of Bing Construction Company, Inc., a Nevada corporation, as Beneficiary, which was recorded March 12, 1992, as Document Number 273067 in Book 392, Page 1744, of Official Records of Douglas County.

4. The Deed of Trust and Security Agreement dated April 1, 1992, executed by J Thomas Whear and Deidra K. Whear, husband and wife, jointly and severally, as Trustor, to Stewart Title of Douglas County, a Nevada corporation, as Trustee, for the benefit of Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Robert E. And Twyila S. Whear Family Trust Agreement dated July 16, 1982, as amended, as Beneficiary, which was recorded April 2, 1992, as Document Number 274741 in Book 492, Page 203, of Official Records of Douglas County, Nevada.

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This Grant Deed was acknowledged before me on June 30, 1995, by J Thomas Whear and Deidra K. Whear, husband and wife.

Kathy E. Mercado
Notary Public

 KATHY E. MERCADO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES JULY 8, 1996

COPY

LEGAL DESCRIPTION

of

A. P. N. 27-760-22

Gardnerville Ranchos Stor-All

All that certain lot, piece, parcel or portion of land situate, lying and being within the southwest 1/4 of the northwest 1/4 of the southeast 1/4 of the southwest 1/4 and the southeast 1/4 of the northwest 1/4 of the southeast 1/4 of the southwest 1/4 and the northeast 1/4 of the southwest 1/4 of the southeast 1/4 of the southwest 1/4 of Section 16, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the southeast corner of Lot No. 3 as shown on the Parcel Map for Joel F. Anderson filed for record in Book 776 at page 8 as document number 001434 which point is the TRUE POINT OF BEGINNING; thence along the south line of said Lot 3

North 90°00'00" West a distance of 283.71 feet to a point on the easterly right-of-way line of Short Court thence along said line through a non-tangent curve whose radius point bears North 90°00'00" West, 45.00 feet distant and which has a central angle of 90°00'00" and an arc length of 70.69 feet and whose chord bears North 45°00'00" West a distance of 63.64 feet; thence leaving said right-of-way line and following the westerly line of said Lot 3 North 00°00'00" East a distance of 241.94 feet to the northwest corner of said Lot 3 which point is also the southeast corner of the southwest 1/4 of the northwest 1/4 of the southeast 1/4 of the southwest 1/4 of aforesaid Section 16; thence along the boundaries of the south 1/2 of the northwest 1/4 of the southeast 1/4 of the southwest 1/4 the following courses: South 89°45'35" West a distance of 327.46 feet to the southwest corner thereof; thence North 00°13'15" West a distance of 331.65 feet to the northwest corner thereof; thence North 89°48'31" East a distance of 655.54 feet to the northeast corner thereof; thence South 00°10'36" East a distance of 332.13 feet to the southeast corner thereof which point is also the northeast corner of aforesaid Lot 3; thence along the easterly line of said Lot 3 South 00°10'36" East a distance of 287.28 feet to the TRUE POINT OF BEGINNING and containing 7.12 acres more or less.

The Basis of Bearing of this map is the east line of the west 1/2 of the SE 1/4 of the SW 1/4 of Section 16 which bears N 00°10'36" W as shown on the Record of Survey for Bob Whear filed for record in Book 584 at page 560 as document number 201360, Official Records of Douglas County, Nevada.

REQUESTED BY

Walter, Key et al

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 JUL -7 AM 1:49

LINDA SLATER
RECORDER

\$10⁰⁰ PAID *Ke* DEPUTY

365704

BK0795PG0717