

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

RUSSEL C PULVER AND LOUISE M. PULVER, husband and wife as Joint Tenants

in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

ROBERT W. ZUPCIC AND STEPHANIE ZUPCIC, husband and wife as Joint Tenants

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of DOUGLAS, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

*** THIS DOCUMENT IS BEING RE-RECORDED TO ADD THE LEGAL DESCRIPTION *** 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.

Witness our hands this 14TH day of JUNE, 1995.

Russel C Pulver
RUSSEL C PULVER

Louise M Pulver
LOUISE M. PULVER

STATE OF OREGON

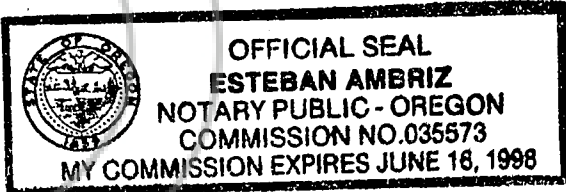
) SS.

COUNTY OF WAGON

On JUNE 16, 1995, personally appeared before me, a Notary Public, RUSSEL C. PULVER & LOUISE H. PULVER -

personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same for the purposes therein stated.

Esteban Ambriz
Notary Public



WHEN RECORDED, MAIL TO:

ROBERT W. ZUPCIC
18555 MT. VIEW AVE.
LOS GATOS, CA. 95030

The Grantor(s) declare(s):
Document Transfer Tax is \$23.40
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:
MR. AND MRS. ZUPCIC
18555 MT. VIEW AVE.
LOS GATOS, CA 95030

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

'95 JUN 21 P3:23

364522

365837

BK0795PG0982

BK0695PG3304

LINDA SLATER
RECORDER
\$7.50 PAID *KY* DEPUTY

EXHIBIT "A"

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

The following describes a parcel of land - lying entirely within Parcel B, as shown on the Official Plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the southwesterly corner of Lot 7, Block V, of Topaz Ranch Estates, Unit No. 4, and proceeding thence along the southerly line of said Lot 7, North $77^{\circ}36'23''$ East, 136.67 feet; thence leaving said line and proceeding South $17^{\circ}25'09''$ East 184.61 feet to a point on the northerly line of a 60-foot wide roadway; thence along said northerly line, South $72^{\circ}34'51''$ West 203.28 feet; thence leaving said line and proceeding North $17^{\circ}25'09''$ West 202.48 feet to a point on the southerly line of Lot 6, Block V, of Topaz Ranch Estates Unit No. 4, thence along said southerly line, North $77^{\circ}36'23''$ East 67.39 feet to the true point of beginning.

Assessors Parcel No. 37-480-24.

TOGETHER with the following described parcel of land to be used for non-exclusive roadway purposes.

The following described a 60-foot wide roadway - lying entirely within Parcel B, as shown on the official plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block B of Topaz Ranch Estates, Unit No. 4 and proceeding; thence along the easterly side of Albite Road, South $12^{\circ}23'37''$ East 273.11 feet to the true point of beginning, said point also being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $95^{\circ}01'32''$, a radius of 20.00 feet through an arc length of 33.17 feet to a point on the northerly line of said 60-foot wide roadway; thence along said northerly line, North $72^{\circ}34'51''$ East 1,463.88 feet to a point on the westerly line of a roadside park parcel; thence along said westerly line, South $12^{\circ}23'37''$ East 60.24 feet to a point on the southerly line of said 60-foot wide roadway; thence along said line, South $72^{\circ}34'51''$ West 1,467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $84^{\circ}58'28''$ a radius of 20.00 feet through an arc length of 29.66 feet to a point on the easterly line of Albite Road; thence along said easterly line North $12^{\circ}23'37''$ West 100.38 feet to the true point of beginning.

365837

BK0795PG0983

COPY

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

'95 JUL 10 P3:01

LINDA SLATER
RECORDER

\$ 9.95 PAID KJ DEPUTY

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BK0795P60984