WHEN RECORDED MAIL TO: RONALD D. TIPTON 4054 Muirwood Drive Pleasanton, CA 94588

Order No.
Escrow No. M59182CH
R.P.T.T. 52.65
XX Based on full value
Based on full value
less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, LEON MARK KIZER and SHERRADA KIZER, Husband and Wife

(GRANTOR),
does hereby grant, bargain, sell, and convey to
RONALD D. TIPTON and LINDA JANE TIPTON, HUSBAND AND WIFE AS JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

(GRANTEE),
all that real property in the County of DOUGLAS , State of Nevada,
being Assessor's Parcel Number 35-360-07 , specifically described as:
 (Continued)

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

Dated June 29, 1995

STATE OF NEVADA

County of Douglas

))SS.

On July 7, 1995

before me, a notary public, personally appeared

Leon Mark Kizer and Sherrada Kizer

personally known or proved to me to be the person(s) whose name(s) are subscribed to the above instrument who acknowledged that they executed

the instrument.

MAIL TAX STATEMENT TO: SAME AS ABOVE

LEON MARK KIZER

SHERRADA KIZER

FOR RECORDER'S USE

Notary Public

JANET LEE HARDY

JANET LEE HARDY

Notary Public - State of Nevada

Appointment Recorded in Douglas County

MY APPOINTMENT EXPIRES MAR. 26, 1998

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Parcel K of Section 5, Township 11 North, Range 21 East, M.D.M., in the County of Douglas, State of Nevada, according to the official map thereof.

Assessor's Parcel No. 35-360-07

Reserving therefrom and to the grantors successors and assigns, an easement for access and public utilities over the following described property which lies within the boundaries of parcel K, said easement is for the benefit of and shall be appurtenant to Parcel K and also Parcels E through J, L, M and N of Section 5, Township 11 North, Range 21 East, M.D.M. according to the Official Map thereof. Grantor further reserves the right to grant to others.

An easement for public access and general public utility purposes 50.00 feet in width lying 25.00 feet on either side of the following described centerline with the side lines shortened or lengthened as necessary to meet the grantors property lines and more particularly described as follows:

Commencing at the Northwest corner of Parcel N as shown on the plat of the Dependent Resurvey and Survey Township 11, North, Range 21 East, of the Mount Diablo Meridian, Nevada accepted on February 10, 1992 and on the file in the office of the Bureau of Land Management, Reno, Nevada; thence along the Westerly line of said Parcel N South 00°05'40" East, a distance of 32.28 feet to the TRUE POINT OF BEGINNING of the centerline of the 50.00 foot wide public access and general public utility easement; thence leaving said Westerly line and along said centerline.

South 53°57'30" East a distance of 2,840.29 feet to a point on the Easterly line of Parcel F as shown on aforesaid plat and the terminus point of the 50.00 foot wide public access and general public utility easement, and from with point of terminus the Northeast corner of said Parcel F bears North 35°10'40" East a distance of 12.77 feet.

PARCEL 2:

Non-exclusive easements for access and public utility purposes over portions of the Northeast quarter of Section 5, Township 11 North, Range 21 East, M.D.M., in the County of Douglas, State of Nevada, according to the official plat thereof, as granted by the United States of America to Leon Mark Kizer by that certain instrument entitled "Grant of Easement for Right-of-Way," recorded in the office of the County Recorder of Douglas County, Nevada, on =, in Book = of Official Records, Page =, as Document No. =, described as follows: 7.15.95

(a) A non-exclusive easement for public access and general public utility purposes 50.00 feet in width lying 25.00 feet on either side of the following described centerline:

Commencing at the Northwest corner of Parcel N as shown on the plat of the Dependent Resurvey and Survey Township 11 North, Range 21 East, of the Mount Diablo Meridian, Nevada accepted on February 10, 1992, and on the file in the office of the Bureau of (Continued)

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Land Management, Reno, Nevada; thence along the Westerly line of said Parcel N South 00°05'40" East, a distance of 32.28 feet to the TRUE POINT OF BEGINNING of the centerline of this 50.00 foot wide public access and general public utility easement; thence leaving said Westerly line and along said centerline South 53°57'30" East a distance of 2,840.29 feet to a point on the Easterly line of Parcel F as shown on the aforesaid plat and the terminus point of this 50.00 foot wide public access and general public utility easement, and from which point of terminus the Northeast corner of said Parcel F bears North 35°10'40" East a distance of 12.77 feet.

The side lines of said easement being shortened or lengthened on the Northwest end as necessary to meet the Westerly boundary of said Parcel N and on the Southeast end as necessary to meet the Northeasterly and Southeasterly boundaries of said Parcel F.

Except that portion included within Parcel K of Section 5, Township 11 North, Range 21 East, M.D.M., according to the official plat thereof.

(b) A non-exclusive easement for public access purposes 130.00 feet in width lying 65.00 feet on either side of the following described centerline line:

Commencing at the Northwest corner of Parcel N as shown on aforesaid plat; thence along the Westerly line of said parcel South 00°05'40" East a distance of 32.28 feet; thence leaving said Westerly line South 53°57'30" East a distance of 536.04 feet to the TRUE POINT OF BEGINNING of the centerline of 130.00 foot wide public access easement thence along said centerline North 36°02'30" East a distance of 49.69 feet to a point on the Northeasterly boundary line of aforesaid Parcel N and the terminus point of this 130.00 foot wide public access easement and from which terminus point the Northeast corner of said Parcel N bears South 54°40'20" East a distance of 128.24 feet.

The side lines of said easement being shortened or lengthened on the Northeast end as necessary to meet the Northeasterly boundary of said Parcel N.

(c) A non-exclusive easement for public access purposes 50.00 feet in width lying 25.00 feet on either side of the following described centerline:

Commencing at the Northwest corner of Parcel N as shown on aforesaid plat; thence along the Westerly line of said parcel South 00°05'40" East a distance of 32.28 feet; thence leaving said Westerly line South 53°57'30" a distance of 2,274.08 feet to the TRUE POINT OF BEGINNING of the centerline of this 50.00 foot wide public access easement; thence along said centerline North 36°02'30" East a distance of 68.38 feet to a point on the Northeasterly boundary line of Parcel G as shown on aforesaid plat and the terminus point of this 50.00 foot wide public access easement and from which terminus point the Northeast corner of said parcel G South 50°27'38" East a distance of 205.71 feet.

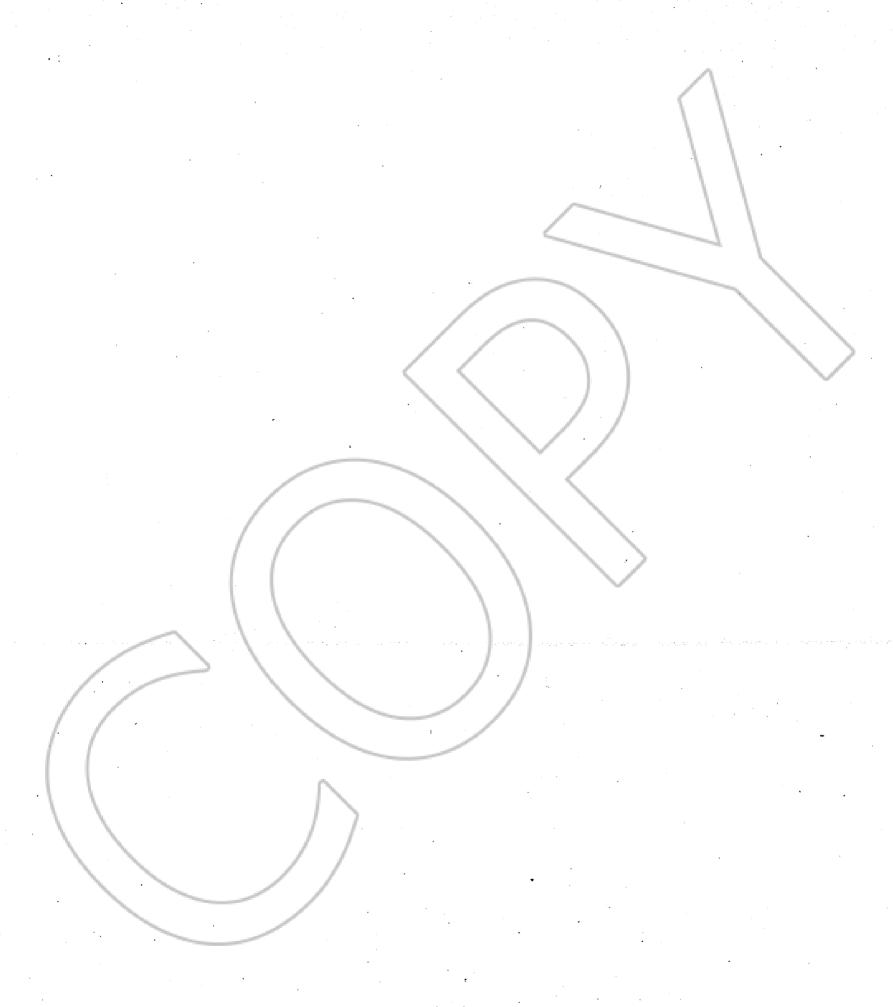
The side lines of said easement being shortened or lengthened on the Northeasterly end as necessary to meet the Northeasterly boundary of said Parcel G.

(d) A non-exclusive easement for public access purposes 110.00 feet in diameter and encompassing all of the area lying within 55.00 feet of the following described radius point:

Commencing at the Northwest corner of Parcel N as shown on aforesaid plat; thence along the Westerly line of said parcel, South 00°05'40" East a distance of 32.28 feet; thence leaving said Westerly line South 53°57'30" East a distance of 2,466.74

(Continued)

feet; thence South 36°02'30" West a distance of 30.00 feet to the radius point of this 110.00 foot diameter public access easement and encompassing all of the area lying within 55.00 feet of said radius point.



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

95 JUL 25 P12:12

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