

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

CYNTHIA S. KELLER, Who acquired title as CYNTHIA S. BARNES, an unmarried woman

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, does hereby Grant, Bargain, Sell and Convey to

KIRK R. KELLER and CYNTHIA S. KELLER, 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 BY THIS REFERENCE MADE A PART HEREOF

ASSESSORS PARCEL NO. 07-332-08

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 my hand this 13th day of November, 1995.

Cynthia S. Keller
CYNTHIA S. KELLER

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

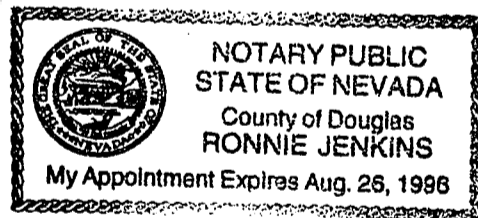
STATE OF Nevada)
COUNTY OF Douglas) SS.

STEWART TITLE OF DOUGLAS COUNTY

On November 13, 1995, personally appeared before me, a Notary Public, Cynthia S. Keller

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.

Ronnie Jenkins
Notary Public



WHEN RECORDED, MAIL TO:

KIRK R. KELLER
P.O. BOX 1399
ZEPHYR COVE, NV 89448

The Grantor(s) declare(s): # 6
Document Transfer Tax is \$0.00
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:
as shown above

374729

BK 1195PG2052

LEGAL DESCRIPTION

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

A parcel of land lying wholly within the Southwest 1/4 of Section 24 Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Commencing at the 1/4 Section Corner common to Sections 24 and 25, Township 13 North, Range 18 East, M.D.B.&M., thence from said point of commencement North 0°03'36" East along the Easterly line of the Southeast 1/4 of the Southwest 1/4 of said Section 24 1301.52 feet; thence North 89°01'52" West along the Northerly line of said Southeast 1/4 471.70 feet to the point of beginning; thence from said point of beginning South 49°59'02" West 226.51 feet; thence South 6°39'41" West 153.50 feet; thence South 82°03'39" West 112.18 feet; thence North 0°03'36" East 320.26 feet to a point on the Northerly line of said Southeast 1/4; thence South 89°01'52" East along said line 312.00 feet to the point of beginning.

EXCEPTING THEREFROM all that portion of said land conveyed to LOUIS MONTELEONE, et ux, in Deed recorded October 16, 1972, in Book 1072, Page 362, Document No. 62321 Official Records of Douglas County, Nevada.

TOGETHER with an easement for roadway and utility purposes 30 feet in width, the Northwesterly line of which is more particularly described as follows:

Beginning at the point of beginning of the herein above described land; thence from said point of beginning South 49°59'02" West 226.51 feet to the termination of the herein described line, together with the extension of the Southeasterly line of the herein described easement to said Northerly line of said Southeast 1/4 and the Westerly line of the hereinabove described land.

ALSO FURTHER together with an appurtenant easement 30 feet in width for roadway and utility purposes over and across the following described parcel of land, to wit:

All that real property situate in the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 24, T13N, R18E, M.D.B.&M, being more particularly described as follows: Commencing at the 1/4 corner common to Sections 24 and 25, T13N, R18W, M.D.B.&M.; thence along the centerline of Section 24 North 00°03'36" East a distance of 1301.52 feet to the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 24, thence North 89°01'52" West a distance of 440.35 feet to the point of beginning; thence along the centerline of said easement the following courses; North 16°45'03" East a distance of 28.70 feet; thence along a tangent curve to the right, having a radius of 235.00 feet, an arc

374729

BK 1195PG2053

Order No. 95020841

distance of 125.08 feet, thence along a line tangent to the preceding curve North 47°14'52" East a distance of 122.50 feet; thence along a tangent curve to the left, having a radius of 175.00 feet, an arc distance of 98.71 feet; thence along a line tangent to the preceding curve North 14°55'41" East a distance of 48.00 feet to the intersection with the Southerly right of way line of State Highway 19, also known as Kingsbury Road.

Assessors Parcel No. 07-332-08.

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

'95 NOV 14 A10:00

LINDA SLATER
RECORDER

\$ 9.00 PAID *KJ* DEPUTY

374729

BK 1195 PG 2054