

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.

ORDER NO: 95021551/DR

STEWART TITLE OF DOUGLAS COUNTY

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

STAR JORDAN and PAUL DEMPSEY, wife and husband

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

EURO-PACIFIC CONSULT, CO. LTD., a Nevada corporation

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

ASSESSOR'S PARCEL NO. 05-182-18

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 2nd day of February 1996

*Star Jordan*  
STAR JORDAN

*Paul Dempsey*  
PAUL DEMPSEY

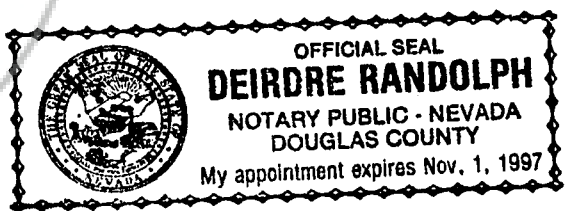
STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS.

On February 2nd, 1996, personally appeared before me, a Notary Public,

STAR JORDAN & PAUL DEMPSEY

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.

*Deirdre Randolph*  
Notary Public



WHEN RECORDED, MAIL TO:  
*Star Jordan*  
P.O. BOX 1325  
Zephyr Cove, NV 89448

The Grantor(s) declare(s):  
Document Transfer Tax is \$ #10  
(X) computed on full value less value of liens and encumbrances remaining at time of sale.

MAIL TAX STATEMENTS TO:

380645  
BK0296PG0882

" EXHIBIT A "

LEGAL DESCRIPTION

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

Beginning at the most Westerly corner of Lot 7 in Block 1 of ZEPHYR HEIGHTS SUBDIVISION, showing in addition, Block 1 as revised, being portions of Lot 2 of Section 9 and the Southwest 1/4 of Section 10, Township 13 North, Range 18 East, M.B.D.&M., filed in the office of the County Recorder of Douglas County, State of Nevada on June 5, 1947, a point of the Easterly boundary of U.S. Highway 50; thence along the lot line between Lots 7 and 8 in said Block 1, North 53 degrees 42'45" East 100 feet; thence South 38 degrees 15' East 92.96 feet; thence South 41 degrees 45' East 73 degrees 35' feet to a point on a line which line is paralleled with and 20 feet Northwesterly measured at right angles from the lot line between Lots 5 and 6 in said Block 1; thence along said line South 45 degrees 51'48" West 100.00 feet to the Easterly boundary of U.S. Highway 50, along the arc of a curve to the right having a radius of 14.60 feet, the Chord of which bears North 39 degrees 49'30" West for an arc distance of 179.92 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH a right of way for access to and egress from said land as contained in Agreement, recorded January 11, 1962 in Book 10, Page 183 as Document No. 19380 of Official Records.

Also Together with an access easement over that portion of Parcel C, common area, as said parcel is shown on the certain Parcel Map, recorded July 30, 1980, Document No. 46977, more particularly described as follows:

Beginning at the most Westerly boundary corner of said Parcel Map, thence South 44 degrees 23'24" East 93.50 feet; thence South 54 degrees 33'01" East 73.47 feet to a point on the Southeasterly boundary of said Parcel Map; thence along said boundary South 45 degrees 51'00" West 26.28 feet; thence North 41 degrees 45'00" West 73.35 feet; thence North 38 degrees 15'00" West 2.96 feet to the POINT OF BEGINNING.

Assessors Parcel No. 05-182-18

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

'96 FEB -7 AIO:12

380645

BK0296PG0883

LINDA SLATER  
RECORDER

\$ 8.00 PAID ke DEPUTY