

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

ROBERT M. GAIN and ESPERANZA GAIN, husband and wife,

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

JAMES^{F.} MONTGOMERY, as Trustee of the JAMES F. MONTGOMERY TRUST dated April 27, 1992

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

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 16 day of February, 1996.

[Signature]
ROBERT M. GAIN

[Signature]
ESPERANZA GAIN

STATE OF Nevada

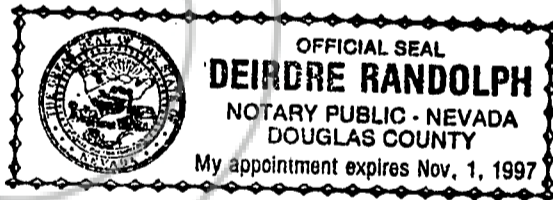
COUNTY OF Douglas

) SS.

On February 16, 1996, personally appeared before me, a Notary Public,

ROBERT M. GAIN & ESPERANZA GAIN
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.

[Signature]
Notary Public



WHEN RECORDED, MAIL TO:

JAMES MONTGOMERY
9200 OAKDALE AVE. N-11-01
CHATSWORTH, CA 91311

The Grantor(s) declare(s):
Document Transfer Tax is \$1,040.00
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

381624

BK0296PG3171

EXHIBIT "A"
LEGAL DESCRIPTION

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

Commencing at the one-quarter corner common to Sections 27 and
34, Township 14 North, Range 18 East, M.D.B.&M., thence
Southerly along the North-South centerline of said Section 34,
South 00 degrees 28'58" West 2162.69 feet; thence South 89
degrees 52'48" East 120.02 feet to the TRUE POINT OF BEGINNING;
thence South 89 degrees 52'48" East 130.02 feet; thence South 04
degrees 30'00" East 449.12 feet; thence North 89 degrees 52'38"
West 130.02 feet; thence North 04 degrees 30'00" West 449.13
feet to the TRUE POINT OF BEGINNING.

Assessors Parcel No. 03-192-17

TOGETHER with a non-exclusive easement for access and utility
purposes described as follows:

Beginning at the Northeast corner of the above described parcel;
thence South 89 degrees 52'48" East 40.41 feet; thence South 12
degrees 52'44" West 101.37 feet; thence South 04 degrees 30'00"
East 201.79 feet; thence North 89 degrees 52'48" West 10.03
feet; thence North 04 degrees 30'00" West 300.98 feet to the
point of beginning.

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

'96 FEB 20 P3:22