

JOINT TENANCY DEED

THIS INDENTURE WITNESSETH: That

RONALD SIMEK, an unmarried man who acquired title as a married man as his sole and separate property

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

COY SANDERS and NANCY SANDERS, husband and wife, with right of survivorship, and not as tenants in common,

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 water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

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 23RD day of FEBRUARY, 1996.

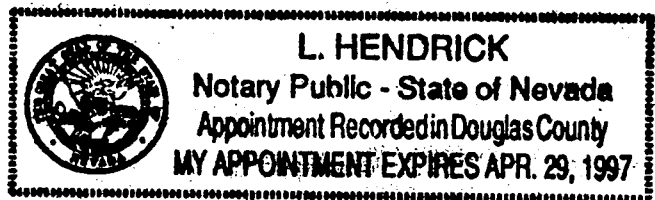
Ronald Simek
RONALD SIMEK

STATE OF *Nevada*)
) SS.
COUNTY OF *Douglas*)

On February 26, 1996, personally appeared before me, a Notary Public, Ronald Simek

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.

L. Hendrick
Notary Public



WHEN RECORDED, MAIL TO:

COY SANDERS
6033 DAGNINO RD.
LIVERMORE, CA. 94550

The Grantor(s) declare(s): *ew*
Document Transfer Tax is \$ *360.10*
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:
as shown above

383007

BK0396PG1558

EXHIBIT "A"

LEGAL DESCRIPTION

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

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Northwest corner of Section 6 per Parcel Map for June Irene Rolph as recorded in the Office of Recorder, Douglas County, Nevada on March 16, 1982 as Document No. 65928;

thence along the North line of said Section 6 North 89 degrees 58'09" East, 1529.20 feet; thence along the centerline of an existing irrigation ditch South 00 degree 54'59" East, 545.74 feet; thence along said centerline South 00 degree 38'25" East, 628.28 feet; thence South 89 degrees 57'41" West, 1544.17 feet to a point on the West line of said Section 6; thence along said West line North 00 degree 02'19" West, 1174.12 feet to THE POINT OF BEGINNING, containing 41.43 acres, more or less.

Assessors Parcel No. 19-100-28

Said land is also shown as Adjusted Parcel C on that certain Record of Survey to support a boundary line adjustment for Ronald Simek filed for record on January 24, 1995, in Book 195, Page 3157, as Document No. 354909 in the office of the Douglas County Recorder, State of Nevada, Official Records.

Together with a non-exclusive ingress and egress 50 foot right-of-way easement as conveyed in deed Recorded January 14, 1995 in Book 195, Page 3147 as Document No. 354907, Douglas County, Official Records.

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

'96 MAR 12 P3:40

LINDA SLATER
RECORDER

PAID *KJ* DEPUTY

383007

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