

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

JAMES B. MCCORD AND DARLENE MCCORD, 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

PAMELA A. DERBY, Trustee of the Derby Family Trust Agreement dated March 6, 1991 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:

Lot 18, in Block A, of GLENBROOK UNIT 3-A, as shown on the map of Glenbrook Unit No. 3, filed in the office of the Recorder of Douglas county, Nevada on June 13, 1980, as Instrument No. 45299, in Book 680 of Maps, at page 1269, and amendment thereto recorded March 3, 1981, of Official Records at page 117, Douglas County, Nevada.

Assessors Parcel No. 1-202-04.

THIS DEED IS BEING RECORDED SOLELY FOR THE PURPOSE OF RELEASING ANY INTEREST ACQUIRED BY GRANTOR VIA MEMORANDUM OF LEASE/OPTION TO PURCHASE RECORDED JUNE 30, 1995 IN BOOK 695, PAGE 5454, DOCUMENT NO. 365364 OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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 18th day of Feb. March, 1996.

James B. McCord [Signature]
JAMES B. MCCORD

Darlene McCord [Signature]
DARLENE MCCORD

JAMES B. MCCORD

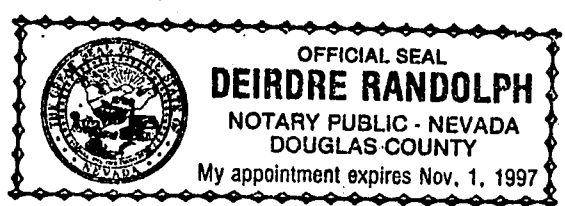
DARLENE MCCORD

STATE OF Nevada)
COUNTY OF Douglas) SS.

On March 18, 1996, personally appeared before me, a Notary Public,

JAMES B. MCCORD & DARLENE MCCORD
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:
PAMELA A. DERBY,
434 TOYANZA DRIVE
SAN ANDREAS, CA 95249

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

The Grantor(s) declare(s): # 3
Document Transfer Tax is \$0.00
(X) computed on full value less
value of liens and encumbrances
remaining at time of sale.

'96 MAR 19 10:23

LINDA SLATER
RECORDER
PAID DEPUTY

MAIL TAX STATEMENTS TO:

383543

BK 0396 PG 2846