

CORPORATION GRANT DEED

THIS INDENTURE WITNESSETH: That

BEAIRD, VAN HOUTEN & ASSOCIATES, a California Corporation

for a valuable consideration, receipt of which is hereby acknowledged, do (es) hereby Grant, Bargain, Sell and Convey to

Dean W. Hacker and Gail F. Hacker, Husband and Wife as Joint Tenants, with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, being Assessment Parcel No. 25-683-11, bounded and specifically described as follows:


PARCEL 1: Lot 7, Block A, as shown on the final map of SOUTHGATE SERVICE PARK TWO (an Industrial Subdivision), filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 2, 1992, in Book 492, Page 182, as Document No. 274729.

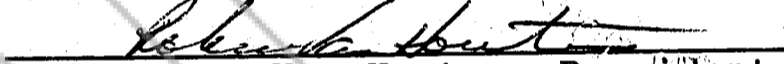
PARCEL 2 A non-exclusive easement for ingress and egress as shown in documents Recorded July 30, 1990, in Book 790, Page 4348, as Document No. 231288 and Book 790 page 4351, as Document No. 231289 and by Document amending easement Recorded, August 13, 1990, in Book 890, Page 1913, as Document No. 232249

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 on this 12 day of March, 1996.

BEAIRD, VAN HOUTEN & ASSOCIATES, a California Corporation

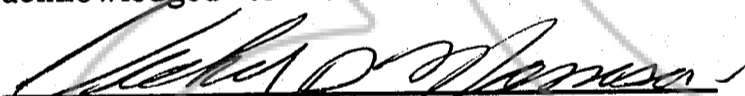

by: Gilbert Beard, Secretary/Treasurer



by: Robert Van Houten, President

State of Nevada

County of DOUGLAS

On this 13th day of March, 1996, before me a Notary Public, personally appeared Gilbert Beard who is the Secretary of Beaird, Van Houten & Associates a California corporation, personally known to me to be the person who executed the above instrument on behalf of the said corporation, and acknowledged to me that he executed the same for the purposes therein stated.


Notary Public


VICKY D. MORRISON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES NOV. 1, 1998

WHEN RECORDED MAIL TO:
Mr. & Mrs. D.W. Hacker
1355 Dresslerville
Gardnerville, NV. 89410

The Grantor (s) declare (s):

Documentary Transfer tax is \$ 93.60
(x) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO SAME AS ABOVE

CROWELL, SUSICH, OWEN & TACKES, LTD.
510 W. FOURTH STREET
POST OFFICE BOX 1000
CARSON CITY, NEVADA 89702

384562

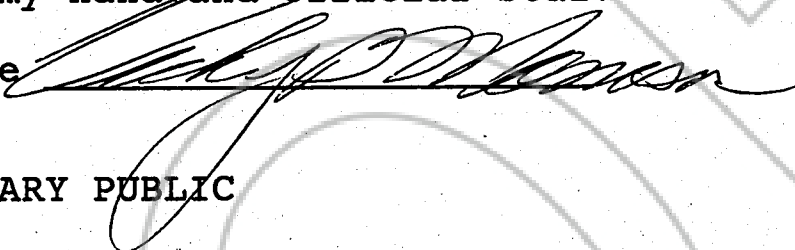
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STATE OF NEVADA
COUNTY OF DOUGLAS

On March 13, 1996, before me, the undersigned, a Notary Public in and for said County, personally appeared Robert Van Houten, who is the President of Beard, Van Houten & Associates, a California Corporation, personally known to me to be the person who executed the above instrument on behalf of said corporation, and acknowledged to me that he executed the same for the purposes herein stated.

WITNESS my hand and official seal.

Signature



Name

NOTARY PUBLIC



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

'96 APR -1 P12:32

384562

BK 0496 PGO 139

LINDA SLATER
RECORDER
PAID DEPUTY