

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

TIMOTHY R. GALLAGHER, a married man and spouse of Grantee herein

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

TERRY A. GALLAGHER, a married woman as her sole and separate property 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.

TIMOTHY R. GALLAGHER, SPOUSE OF TERRY A. GALLAGHER, HEREIN EXECUTES THIS DEED FOR THE SOLE PURPOSE OF RELINQUISHING ANY COMMUNITY INTEREST HE MAY NOW HAVE OR HEREINAFTER ACQUIRE TO THE ABOVE DESCRIBED PROPERTY, IT BEING HIS INTENTION TO VEST TITLE IN TERRY A. GALLAGHER, A MARRIED WOMAN AS HER SOLE AND SEPARATE 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.

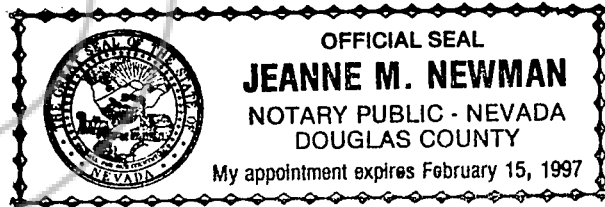
Witness my hand this 10 day of May, 1996.

*Timothy R. Gallagher*  
TIMOTHY R. GALLAGHER

STATE OF NEVADA )  
 ) SS.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me this 10 day of May, 1996, by TIMOTHY R. GALLAGHER.

*Jeanne M. Newman*  
Notary Public



WHEN RECORDED, MAIL TO:

TERRY A. GALLAGHER  
P.O. BOX 2158  
MINDEN, NV 89423

The Grantor(s) declare(s):  
Document Transfer Tax is \$0.00 (#6)  
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:  
as shown above

387662

BK0596PG2176

" EXHIBIT A "

DESCRIPTION

A.P.N. 19-070-12

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the South one-half (S½) of Section 34, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeast corner of Section 34, a U.S.G.L.O. brass cap as shown on the Map of Division Into Large Parcels for Helen M. Clark Trust recorded April 20, 1993 in Douglas County Recorder's Office as Document No. 305160;

thence along the south line of said Section 34 West, 3559.72 feet to the southwest corner of Parcel 2 per said map, the POINT OF BEGINNING;

thence North, 1331.04 feet to the northwest corner of said Parcel 2;

thence South 89°52'22" East, 1410.49 feet;

thence South, 663.84 feet;

thence West, 200.00 feet;

thence South, 664.06 feet to a point on said south line of Section 34;

thence West, 1210.49 feet to the POINT OF BEGINNING.

The Basis of Bearing for this description is -- WEST -- the south line of Section 34, Township 13 North, Range 19 East, Mount Diablo Meridian as shown on the Map of Division Into Large Parcels for the Estate of Duane Myron Allerman recorded in Douglas County Recorder's Office as Document No. 128304.

Together with a non-exclusive Private Access Easement traversing the South 50 feet of Parcels 1, 2, 3 and 4, and continuing in an east-west direction to a terminus point in Parcel 7, as shown on Land Map for HELEN M. CLARK TRUST recorded April 20, 1993 in Book 493, Page 3812 as Document No. 305160, Official Records of Douglas County, Nevada.

Together with and subject to that Cross Deeds of Private Equestrian Easement as recorded 5-13-96 1996, in Book 596, Page 2128, Document No. 387652, Official Records of Douglas County, Nevada.

Together with water rights appurtenant to Parcel 2 described as follows:

A portion of Proof of Appropriation Nos. 06369 & 06370, on file in the Office of the State Engineer, from Mott Canyon Creek for irrigation, domestic and stock watering purposes being 11.63 irrigated acres within the SW1/4SE1/4 and 28.32 irrigated acres within the SE1/4SW1/4 of Section 34, Township 13 North, Range 19 East, Mount Diablo Meridian.

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

'96 MAY 13 AM 11:13

LINDA SLATER  
RECORDER

PAID K2 DEPUTY

387662

BK 0596 PG 2177