

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

WILLIAM J. MONAHAN, a single man AND CLARA KOJETIN a single woman

do(es) hereby GRANT, BARGAIN AND SELL to

CHARLES D. DRESSER AND ANNE M. DRESSER, Trustees of the CHARLES DRESSER AND ANNE M. DRESSER FAMILY TRUST DATED

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number 21-260-03, specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 28 day of June, 1996

William J. Monahan
WILLIAM J. MONAHAN

Clara Kojetin
CLARA KOJETIN

STATE OF ~~NEVADA~~ California
COUNTY OF Placer

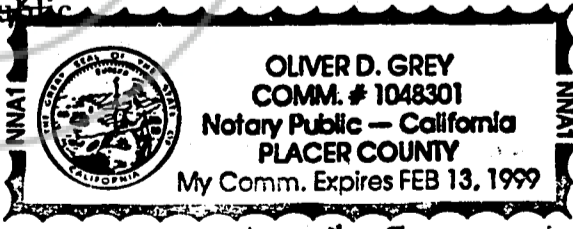
SEAL

On 7-3-96 personally appeared before me, a Notary Public, Clara Kojetin

who acknowledged that s he executed the above instrument.

Oliver D. Grey
Notary Public

WHEN RECORDED MAIL TO:
Charles Dresser



The grantor (s) declare:
Documentary transfer tax is \$70.85 6-65-5
(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

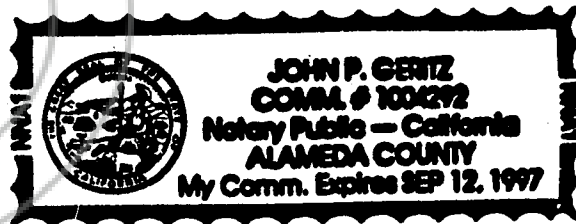
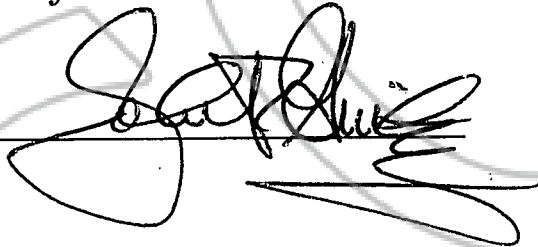
State of California)
County of Alameda)

On July 5, 1996 before me, John P. Geritz, Notary Public,
personally appeared WILLIAM S. McMAHAN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



SEAL

391686
BK 0796PG 1280

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

COMMENCING at the Southwest corner of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M.; thence North 0°05' East a distance of 300 feet to the true point of beginning; thence continuing North 0°05' east a distance of 627 feet to a point; thence North 89°57' East a distance of 209 feet to a point; thence South 0°05' East a distance of 627 feet to a point; thence North 89°57' West a distance of 209 feet to the point of beginning; being a portion of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM the West 25 feet as set forth in Dedication from Walter A. Downs, Sr. and wife to the County of Douglas, State of Nevada, recorded June 9, 1966 in Book 41, Page 197, as File No. 32490, Official Records.

DRAFT

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 JUL 10 11:06

LINDA SLATER
RECORDER
\$9.00 PAID *ks* DEPUTY

391686
BK 0796 PG 1281