

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

GENOA LAKES ASSOCIATES, A NEVADA LIMITED PARTNERSHIP

in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

**CARROLL A. HEFFERNAN AND LESLIE J. HEFFERNAN, 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, bounded and described as follows:

SEE DESCRIPTION SHEET ATTACHED HERETO AND MADE A PART HEREOF

SAID USE AND LANDSCAPE EASEMENT EXCLUDES THE RIGHT TO USE OR IMPACT IN ANY MANNER THE ADJACENT WALL OF THE NEIGHBORING HOME AND IS ALSO SUBJECT TO THE NEIGHBORING HOMEOWNER'S RIGHT TO REASONABLE ACCESS FOR PURPOSES OF MAINTAINING THAT PORTION OF THE HOMEOWNER'S HOUSE IMMEDIATELY ADJACENT TO PARCEL II.

APN No. 17-381-08

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 _____ hand _____ this _____ day of _____, 1996.

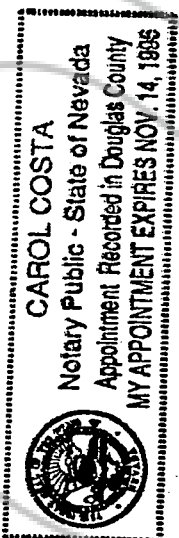
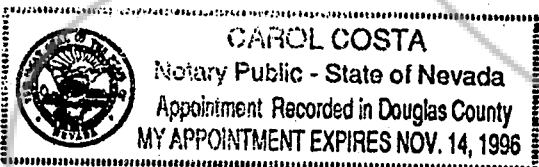
STATE OF NEVADA

County of CARSON CITY

**On JULY 5, 1996
personally appeared before me,
a Notary Public, _____
Paul Starn**

**who acknowledged that he
executed the above instrument.**

Carol Costa
Notary Public



GENOA LAKES ASSOCIATES
BY: Paul Starn, PRES
Paul Starn, President of Ryder Homes of Nevada, General Partner of Genoa Lakes Assoc

**ORDER NO. S61602TO
ESCROW NO. C14957CAC**

**WHEN RECORDED MAIL TO:
CARROLL A. HEFFERNAN
P.O. BOX 573
Genoa, Nevada 89411- 0573**

**The grantor(s) declare(s):
Documentary transfer tax is \$345.80
(XX) computed on full value of property conveyed, or
() computed on full value less value of liens
and encumbrances remaining at time of sale.**

FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

**CARROLL A. HEFFERNAN
same as above**

**SCARPELLO & ALLING
ATTORNEYS AT LAW**

**CARSON CITY OFFICE
600 E. WILLIAM ST., #301
CARSON CITY, NV 89701
(702) 882-4577**

**LAKE TAHOE OFFICE
KINGSBURY SQUARE
P.O. BOX 3390
STATELINE, NV 89449
(702) 588-6676**

391723

BK0796PG1408

DESCRIPTION

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

Parcel I

Lot 23 Block B as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development. Recorded June 2, 1994 in the Official Records of Douglas County Nevada as Document Number 338683

A.P.N. 17-381-08

Parcel II

That certain Exclusive use and Landscape Easement located within a portion of the South one-half of Section 3, Township 13 North, Range 19 East, M.D.B. & M., Douglas County Nevada, being more particularly described as follows:

Commencing at the Northwesterly corner of Unit 23 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears S. 47°32'57" E., 305.41 feet from Tie Point 'A' as shown on said Genoa Lakes Phase 2 Final Map; thence S. 24°01'01" W., along the Westerly line of said Unit 23, 56.33 feet to the TRUE POINT OF BEGINNING; thence S. 24°01'01" W., 32.00 feet; thence S. 65°58'59" E., 37.83 feet; thence S. 62°02'49" E., 32.24 feet; thence N. 24°01'01" E., 32.00 feet to the Southwesterly corner of Unit 22 of said Genoa Lakes Phase 2 Final Map; thence N. 24°01'01" E., along the Westerly line of said Unit 22, 51.33 feet; thence N. 65°58'59" W., 4.00 feet; thence S. 24°01'01" W., 6.00 feet; thence N. 65°58'59" W., 11.00 feet to a point of the Easterly line of said Unit 23; thence along the Easterly and Southerly boundary lines of said Unit 23 the following 8 courses:

1. S. 24°01'01" W., 64.79 feet;
2. N. 65°58'59" W., 2.33 feet;
3. S. 24°01'01" W., 2.00 feet;
4. N. 65°58'59" W., 12.50 feet;
5. N. 24°01'01" E., 2.00 feet;
6. N. 65°58'59" W., 2.33 feet;
7. N. 24°01'01" E., 21.67 feet;
8. N. 65°58'59" W., 37.83 feet to the TRUE POINT OF BEGINNING.

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REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'96 JUL 10 P3:31

LINDA SLATER
RECORDER

\$800 PAID K2 DEPUTY

391723

BK0796PG1409