

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH: That

Jorge Peralta and Martha Peralta, 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

Wayne D. Mason, and Theresa L. Mason, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 20<sup>th</sup> day of August, 1996

[Signature]  
Jorge Peralta

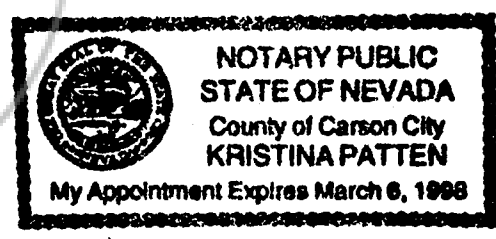
[Signature]  
Martha Peralta

STATE OF Nevada )  
 ) SS.  
COUNTY OF

On August 20, 1996, personally appeared before me, a Notary Public, Jorge Peralta and Martha Peralta

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:

Wayne D. Mason  
1133 Ibex Sq.  
Ventura, CA 93003

The Grantor(s) declare(s):  
Document Transfer Tax is \$26.00  
(X) computed on full value of property conveyed

MAIL TAX STATEMENTS TO:

Same as above

EXHIBIT "A"

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows:

A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 14 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at a found brass cap, which is the West 1/4 corner of Section 21, Township 14 North, Range 21 East, M.D.B.&M., proceed North  $86^{\circ}50'50''$  East, 1,176.59 feet, to the TRUE POINT OF BEGINNING, which is the Southwest corner of the parcel; proceed thence North  $00^{\circ}08'30''$  West, 337.34 feet to the Northwest corner of the parcel; thence North  $89^{\circ}50'50''$  East, 1,293.04 feet, to the Northeast corner of the parcel; thence South  $00^{\circ}08'30''$  East, 337.34 feet to the Southeast corner of the parcel, and also the center of Section 31; thence South  $86^{\circ}50'50''$  West, 1,293.04 feet to the TRUE POINT OF BEGINNING.

Assessors Parcel No. 21-270-22

SUBJECT TO an easement for public access and utility purposes, 50 feet in width over the existing unimproved roadway which crosses the Parcel in a North-North west direction, the centerline of which is described as follows: Beginning at a point on the Southerly boundary of the Parcel, 605.2 feet from the Southeast corner of the parcel; proceed North  $32^{\circ}22'34''$  West, 517.55 feet; North  $16^{\circ}59'10''$  West, 228.70 feet; North  $12^{\circ}06'42''$  West, 44.85 feet; North  $14^{\circ}36'02''$  West, 265.67 feet; North  $28^{\circ}27'50''$  West, 126.06 feet; and North  $23^{\circ}05'39''$  West, 466.78 feet, to the TERMINATION OF THE EASEMENT, 439.90 feet from the Northwest corner of the parcel described in Deed recorded April 29, 1977, in Book 477, at page 1660 as Document No. 08854.

EXCEPT THEREFROM all that portion of said land lying within the boundary of the hereinabove first mentioned parcel.

TOGETHER WITH an easement for public access and utilities, 50 feet in width, BEGINNING at a point on the Northerly boundary of Parcel 1 Legal Description set forth in various Deeds of Record, one among them being recorded September 24, 1984 in Book 984, page 2291, as Document No. 107127, of Official Records, 439.90 feet from the Northwest corner of the parcel, and extending thence North  $0^{\circ}08'30''$  West, 337.34 feet, across

Continued on next page

Order No. 96011296

the Westerly 50 feet of the ROUTH PROPERTY, to the TERMINATION on the Northerly boundary of the ROUTH PROPERTY, in Deed recorded November 5, 1971 in Book 93 at page 130 as Document No. 55321-A.

COPY

-2-

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 SEP -5 P4:04

395814

BK0996PG0523

LINDA SLATER  
RECORDER  
\$ 9.00 PAID KJ DEPUTY