

GRANT, BARGAIN, SALE DEED

ORDER NO.: _____

THIS INDENTURE WITNESSETH: That JAMES D. OWEN and ANNA MAE OWEN, his wife

in consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JAMES DONALD OWEN and ANNA MAE OWEN, AS TRUSTEES OF THE JAMES DONALD OWEN AND ANNA MAE OWEN FAMILY TRUST DATED AUGUST 22, 1996

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:

For description of the premises, see Exhibit "A" attached hereto.

A.P.N.27-190-21 & 22

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 5th day of September, 19 96.

STATE OF NEVADA

COUNTY OF DOUGLAS

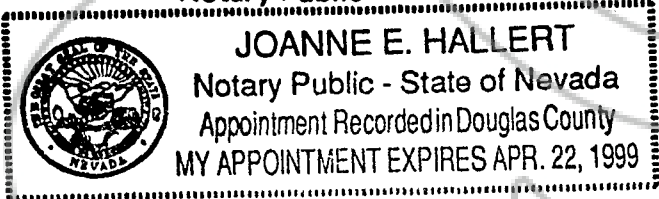
SS

James D. Owen
James D. Owen
Anna Mae Owen
Anna Mae Owen

On SEPTEMBER 30, 1996 personally appeared before me, a Notary Public, JAMES D OWEN AND ANNA MAE OWEN who acknowledged that They executed the above instrument.

[Signature]

Notary Public



WHEN RECORDED MAIL TO:

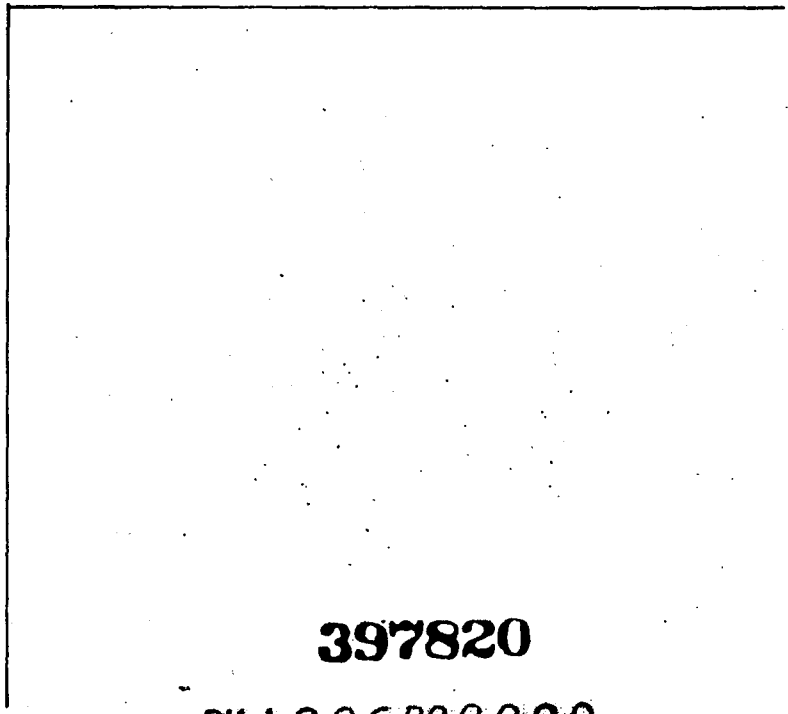
James D. Owen
1080 Kerry Lane
Gardnerville, Nevada 89410

The grantor(s) declare(s):
Documentary transfer tax is \$ # 8
() 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.

FOR RECORDER'S USE



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DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A portion of the South 1/2 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., also being a portion of Parcel 3 of that Parcel Map for Dr. Carl Schmidt, recorded in Book 277, Page 949 as Document No. 07057, Records of Douglas County, State of Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 20, Country Club Estates, as shown per Document No. 43300, Records of Douglas County, State of Nevada: thence South $61^{\circ}20'51''$ East, 193.50 feet; thence North $40^{\circ}02'20''$ East, 172.28 feet, more or less, to a point on the Southerly right of way line of Glenwood Drive, 50.00 feet wide, measured at right angles; thence Easterly along said Southerly line South $73^{\circ}01'31''$ East, 30.64 feet; thence South $65^{\circ}31'18''$ East 277.43 feet to the beginning of a curve, concave to the Northeast and having a radius of 275.00 feet; thence Southeasterly along said curve, through a central angle of $7^{\circ}44'02''$, an arc distance of 37.12 feet to the beginning of a curve, concave to the Southwest and having a radius of 20.00 feet; thence Easterly and Southerly along said curve through a central angle of $82^{\circ}06'11''$, an arc distance of 28.66 feet to a point on the Westerly right of way line of Kerry Lane, 50.00 feet wide, measured at right angles; thence Southerly along said Westerly line South $8^{\circ}50'51''$ West, 339.66 feet; thence South $31^{\circ}26'09''$ East, 17.68 feet; thence North $68^{\circ}37'44''$ East, 44.63 feet to point on the Easterly line of said Kerry Lane; thence Northerly along said Easterly line North $8^{\circ}50'51''$ East, 100.00 feet; thence South $0^{\circ}52'00''$ West 93.35 feet, more or less to a point on the Southerly line of Lot 18 of the aforementioned Country Club Estates; thence Northerly and Easterly along said Southerly line North $68^{\circ}37'44''$ East, 20.29 feet; thence North $39^{\circ}58'01''$ East, 199.60 feet; thence leaving said Southerly line: South $12^{\circ}09'55''$ East, 306.92 feet to a point on the Southerly line of said Parcel 3, said point being named as "Point A" for the purpose of use later in this legal description; thence Westerly along said Southerly line South $79^{\circ}16'00''$ West, 309.04 feet; thence South $12^{\circ}53'26''$ West 0.14 feet to a point on the Southerly line of that certain parcel of land described in Document No. 28454 as recorded in Book 32, Pages 129 and 130, Records of Douglas County, State of Nevada; thence Westerly along said Southerly line North $87^{\circ}39'09''$ West 379.07 feet; thence North $68^{\circ}23'09''$ West, 360.00 feet; thence North $53^{\circ}34'09''$ West, 490.00 feet to a point on the Southeasterly line of that certain parcel of land described in Document No. 54500 as recorded in Book 381, Pages 1566 and 1567, Records of Douglas County, State of Nevada; thence Northerly and Westerly along the Northerly line of said parcel North $36^{\circ}52'47''$ East, 44.66 feet;

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thence North 35°00'13" West, 84.40 feet; thence North 21°27'06" West, 101.68 feet; thence North 34°00'00" West, 74.29 feet; thence North 74°26'38" West, 186.37 feet; thence South 61°10'15" West, 88.21 feet; thence South 39°20'22" West, 97.79 feet, more or less, to a point on the Westerly line of the parcel described in the aforementioned Document No. 28454; thence Northerly along said Westerly line North 14°25'00" West 142.97 feet, more or less, to a point on the Southerly right of way line of Glenwood Drive, 50.00 feet wide measured at right angles, as said road is shown on the map of said Country Club Estates; thence Easterly along said Southerly line North 84°21'14" East 336.77 feet to the Northwest corner of Lot 22 of said Country Club Estates; thence Southeasterly along the Southwesterly line of said Lot 22, South 38°35'21" East, 333.65 feet to the South westerly corner of said Lot 22, said point being on the Westerly boundary of Parcel 2 in that certain parcel of land described in Document No. 119972 as recorded in Book 785, Pages 856 and 857, Records of Douglas County, State of Nevada; thence Southeasterly, Northeasterly and Northwesterly along the boundary of said parcel South 11°44'29" West, 65.83 feet; thence South 44°14'44" East, 93.99 feet; thence South 4°51'03" East, 45.88 feet; thence South 45°13'10" East, 46.78 feet; thence South 82°31'28" East, 43.58 feet; thence North 41°57'20" East, 76.69 feet; thence North 36°12'45" East, 36.43 feet; thence North 25°33'48" East, 73.16 feet; thence North 76°19'59" West, 58.32 feet; thence North 60°09'41" West, 39.39 feet; thence North 41°24'09" West, 32.12 feet; thence North 24°54'45" West, 31.48 feet; thence North 8°25'58" West, 39.89 feet; thence North 16°50'31" East, 24.23 feet; thence North 85°32'21" West, 34.98 feet; more or less, to the Southeasterly corner of said Lot 22; thence Northeasterly along the Southerly line of said Country Club Estates, North 41°34'39" East, 60.50 feet; thence North 64°51'39" East, 121.30 feet; thence South 72°41'27" East, 271.97 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land granted to Deborah K. Hahn by Deed recorded September 25, 1985 in Book 985, Page 2824 as Document No. 124324 of Official Records.

(Affects a portion of Assessor's Parcel No. 27-243-06)

FURTHER EXCEPTING THEREFROM that portion of said land granted to Deborah K. Hahn by Deed recorded December 2, 1987 in Book 1287, Page 255 as Document No. 167708 of Official Records.

(Affects a portion of Assessor's Parcel No. 27-243-06)

REQUESTED BY
James O'Reilly
UNOFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 OCT -2 P2:08

LINDA SLATER
RECORDER

\$ *9.00* PAID *ka* DEPUTY

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