

WHEN RECORDED MAIL TO:
DOWNS FAMILY TRUST
P.O. BOX 343
GARDNERVILLE, NV 89410

Order No.
Escrow No. M73146CH
R.P.T.T. -0- #8
Based on full value
Based on full value
less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged
GARY J. DOWNS and ROSE MARIE DOWNS, Husband and wife

(GRANTOR),
does hereby grant, bargain, sell, and convey to GARY JAMES DOWNS and ROSE
MARIE DOWNS, AS TRUSTEES OF THE DECLARATION OF THE GARY JAMES DOWNS AND
ROSE MARIE DOWNS 1996 FAMILY TRUST DATED JUNE 12, 1996

(GRANTEE),
all that real property in the County of Douglas, State of Nevada,
being Assessor's Parcel Number 21-260-10, specifically described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY
WITHOUT LIABILITY ON THE PART OF WESTERN TITLE COMPANY, INC.
FOR THE SUFFICIENCY HEREOF OR FOR THE CONDITION OF TITLE.

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.

Dated February 3, 1997

STATE OF NEVADA)
County of DOUGLAS) SS.

Gary J. Downs
GARY J. DOWNS
Rose Marie Downs
ROSE MARIE DOWNS

This instrument was acknowledged
before me on February 3, 1997
by GARY J. DOWNS AND ROSE MARIE
DOWNS

MAIL TAX STATEMENT TO:
SAME AS ABOVE

Charlene L. Hanover
Notary Public

FOR RECORDER'S USE



CHARLENE L. HANOVER
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES JAN. 27, 1999

0406030

BK0297PG0318

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 35; thence South 00°00'42" East along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 35, a distance of 203.56 feet to the true point of beginning, thence North 89°58'36" West parallel with the North line of the said Southwest 1/4 of the Northwest 1/4 a distance of 427.99 feet to a point on the East line of that certain parcel of land conveyed by Deed recorded in Book 22 of Official Records, at Page 359, Douglas County Records; thence South 00°01'21" East on and along the East line of said parcel a distance of 305.34 feet; thence South 89°58'36" East a distance of 427.93 feet to a point on the East line of the said Southwest 1/4 of the Northwest 1/4; thence North 00°00'42" West on and along said East line a distance of 305.34 feet to the true point of beginning.

Excepting therefrom the Easterly 25 feet for roadway right of way as contained in that certain dedication Deed from Walter A. Downs Sr. and Bessie M. Downs recorded June 9, 1966, in Book 41, Page 197, as Document No. 32490 of Official Records, Douglas County, Nevada.

A.P.N. 21-260-10

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 FEB -4 P12:46

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LINDA SLATER
RECORDER
\$ 8 PAID 2 DEPUTY