

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 M. 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 21-260-12, 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.

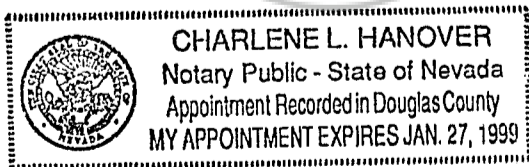
*Gary J. Downs*  
GARY J. DOWNS  
*Rose M. Downs*  
ROSE M. DOWNS

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

MAIL TAX STATEMENT TO:  
SAME AS ABOVE

*Charlene L. Hanover*  
Notary Public

FOR RECORDER'S USE



0406031

BK0297PG0320

EXHIBIT "A"

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

All that portion of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence South 0°00'42" East, a distance of 508.90 feet to the True Point of Beginning, said point being identical with that described in the Deed from WALTER A. DOWNS, SR. and BESSIE M. DOWNS, to JERROLD O. LOWRY and IDA LOWRY dated July 1, 1965, recorded July 29, 1965, in Book 33, Page 285, of Official Records; thence continuing South 0°00'42" East, a distance of 30.00 feet; thence North 89°58'36" West, a distance of 125.46 feet; thence South 0°00'42" East, a distance of 173.60 feet; thence North 89°58'36" West, a distance of 302.43 feet; thence North 0°01'21" West, a distance of 203.60 feet; thence South 89°58'36" East, a distance of 427.93 feet to the Point of Beginning.

TOGETHER WITH Rights-of-Way for public roads or easements as contained in that certain Dedication to the County of Douglas, State of Nevada, from Walter A. Downs, Sr and Bessie N. Downs, recorded June 9, 1966, in Book 41, of Official Records, at Page 197, Douglas County, Nevada, as Document No. 32490.

A.P.N. 21-260-12

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

'97 FEB -4 P12 46

0406031

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LINDA SLATER  
RECORDER  
\$8.00 PAID *k2* DEPUTY