

WHEN RECORDED MAIL TO:
PAUL A. MORRIS
3531 SMOKETREE
CARSON CITY, NV 89705

Order No.
Escrow No. M74050CH
R.P.T.T. 191.75
XX 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
ROBERT F. KEUPER AND HELEN O. KEUPER, HUSBAND AND WIFE AS JOINT TENANTS

(GRANTOR),
does hereby grant, bargain, sell, and convey to PAUL A. MORRIS and LINDA
S. MORRIS, Husband and Wife as Community Property with Right of Survivorship

(GRANTEE),
all that real property in the County of DOUGLAS, State of Nevada,
being Assessor's Parcel Number 21-309-02, specifically described as:

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

Lot 5, in Block C, as set forth on the final map of SUNRIDGE HEIGHTS II,
PHASE 2, a Planned Unit Development, filed for record in the office of the
County Recorder of Douglas County, State of Nevada, on March 3, 1994, in
Book 394, Page 568, as Document No. 331447.

A.P.N. 21-309-02

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.

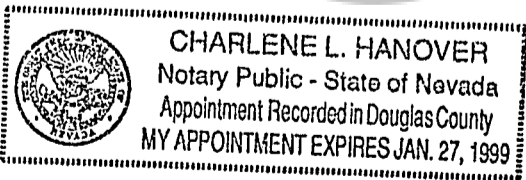
Robert F. Keuper
ROBERT F. KEUPER
Helen O. Keuper
HELEN O. KEUPER

This instrument was acknowledged
before me on February 14, 1997
by ROBERT F. KEUPER AND
HELEN O. KEUPER

MAIL TAX STATEMENT TO:
SAME AS ABOVE

Charlene L. Hanover
Notary Public

FOR RECORDER'S USE



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

'97 FEB 27 AM 11:51

LINDA SLATER
RECORDER
\$7.00 PAID KJ DEPUTY

0407392
BK 0297 PG 3915