

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That **BEN J. LEHMAN**, a married man who acquired title as **ADMIRAL BEN J. LEHMAN**, surviving joint tenant

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **BEN J. LEHMAN AND ANN B. HARMON, 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 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.

DATE: **March 18, 1997**

[Handwritten Signature]

BEN J. LEHMAN

STATE OF Nevada }
COUNTY OF Douglas } ss.



Signed and sworn to (or affirmed) before me on March 18, 1997 by, BEN J. LEHMAN

(This area above for official notarial seal)

Signature *[Handwritten Signature]*

Notary Public

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO: **LEHMAN/HARMON** MAIL TAX STATEMENTS TO: **SAME**

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EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 8, Block F, as shown on the official map of KINGSBURY MEADOWS SUBDIVISION, recorded in the office of the County Recorder on July 5, 1955, in Book 1 of Maps as Document No. 10542.

A.P.N. 07-215-08

EXCEPTING AND RESERVING THEREFROM an easement for joint driveway purposes 10 feet in width, over and above that existing roadway, for the benefit of and appurtenant to Lots 9, 10 and 11 of Block F of Kingsbury Meadows Subdivision, filed as Document No. 10542 in the records of the Office of the County Recorder of Douglas County on July 5, 1955.

TOGETHER WITH an easement over Lots 6 and 7 of Block F of Kingsbury Meadows Subdivision, filed as Document No. 10542 in the records of the Office of the County Recorder of Douglas County on July 5, 1955 for joint driveway purposes, 10 feet in width, over, across and under that certain existing roadway.

AND an easement for access and vehicular parking purposes over Lot 7 of Kingsbury Meadows Subdivision, filed as Document No. 10542 in the records of the Office of the County Recorder of Douglas County on July 5, 1955, described as follows:

Beginning at a point on the South line of said Lot 7 which bears South $89^{\circ}48'36''$ West 68.0 feet from the Southeast corner of said Lot 7; thence from said point along said South line South $89^{\circ}48'36''$ West 23.0 feet; thence along an existing paved roadway North $31^{\circ}01'42''$ East 77.18 feet to a point on the North line of said Lot 7; thence along said North line North $89^{\circ}48'36''$ East 16.0 feet; thence along an existing paved roadway South $26^{\circ}22'30''$ West 73.79 feet to the Point of Beginning.

Also beginning at a point on the North line of said Lot 7 which bears North $89^{\circ}48'36''$ East 25.0 feet from the Northwest corner of said Lot 7; thence along said North line North $89^{\circ}48'36''$ East 56.0 feet; thence South 40° West 13.0 feet; thence South 57° West 45.0 feet; thence North $40^{\circ}27'48''$ West 11.07 feet; thence North $06^{\circ}00'$ West 26.0 feet to the True Point of Beginning.

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COPY

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

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LINDA GLATER
RECORDER
\$ 9.00 PAID KJ DEPUTY