

R P T T \$595.40
FULL VALUE

GRANT DEED
FOR THE PURPOSE OF ADJUSTING BOUNDARIES

WHEREAS, Grantor Western Nevada Properties, Inc., a Nevada corporation, is the owner of real estate located in Douglas County, Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

WHEREAS, Grantee Mulreany Associates, a Nevada General Partnership, is the owner of real estate adjacent to the above three parcels located in Douglas County, Nevada, described as follows:

See Exhibit B attached hereto and make a part hereof by reference.

WHEREAS, the purpose of this grant deed is to adjust the boundaries of the above four parcels by removing the parcel described below from Grantor's three parcels and adding the same to Grantee's parcel,

NOW, THEREFORE, this indenture witnesseth:

That in consideration of \$10.00, paid to Grantor by Grantee, Western Nevada Properties, Inc. a Nevada corporation, Grantors herein, does hereby grant, bargain, sell to Mulreany Associates, a Nevada General Partnership, Grantee herein, and the heirs, successors and assigns of the Grantee forever, all that real estate located in Douglas County, Nevada, described as follows:

See Exhibit C attached hereto and made a part hereof by reference.

and

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.

Further, the three parcels of real estate remaining vested in Grantor located in Douglas County, Nevada, are described as follows:

See Exhibits D, E and F attached hereto and made a part hereof by reference.

and

Further, the parcel of real estate now vested in Grantee located in Douglas County, Nevada, is described as follows:

See Exhibit G attached hereto a made a part hereof by reference.

WITNESS MY HAND, this 4th day of APRIL, 1997.

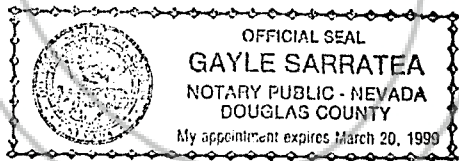
Western Nevada Properties, Inc.,
a Nevada corporation

By: [Signature]
President Leo A. Hanly

STATE OF NEVADA)
) ss.
COUNTY OF)

On April 4, 1997, personally appeared before me, a Notary Public, Leo A. Hanly, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the instrument.

[Signature]
Notary Public



LEGAL DESCRIPTION

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

Parcels 1, 2 and 3, as set forth on that certain Parcel Map for
Western Nevada Properties, Inc., filed for record in the office
of the County Recorder of Douglas County, State of Nevada, on
June 5, 1990, in Book 690 of Official Records, at Page 524,
Douglas County, Nevada, as Document No. 227471.

Assessors Parcel Nos. 25-030-39
25-030-40
25-030-41

EXHIBIT A

0411079

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LEGAL DESCRIPTION

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

A Parcel of land situate, lying and being in the East 1/2 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Westerly of the Town of Minden in Douglas County, Nevada, described as follows:

Beginning at the concrete monument which is 30 feet Northeasterly, measured at right angles, from the surveyed centerline of Nevada State Highway Route 3 (U.S. 395) and along the Northerly extension of the Westerly side of Tenth Street of said Town of Minden; said concrete monument further described as bearing North 7°20' East, a distance of 962.2 feet from the southeast corner of said Section 30; thence North 63°25' West, along the Northeasterly right of way line of said Highway, a distance of 188.0 feet to a point near a fence corner, the TRUE POINT OF BEGINNING; thence North 63°25' West, along a fence line along said Northeasterly Highway right of way line, a distance of 281.3 feet to a point near a fence corner; thence North 23°51' East, along a fence line a distance of 385.5 feet to a fence corner; thence South 63°25' East, along a fence line a distance 152.2 feet to an intersection with a North-South fence line; thence Southerly and Westerly along a fence line, a distance of 412.4 feet, more or less, to the True Point of Beginning.

EXCEPTING THEREFROM: all that certain parcel of land situate, lying and being in the East 1/2 of the South East 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., Westerly of the Town of Minden, in Douglas County, State of Nevada, more particularly described as follows:

COMMENCING at the concrete monument which is 30.00 feet Northeasterly measured at right angles, from the surveyed centerline of the Nevada State Highway Route 3 (U.S. 395) and along the Northerly extension of the Westerly side of Tenth Street of said Town of Minden, said concrete monument further described as bearing North 7°20' East, a distance of 962.20 feet from the South East corner of said Section 30; thence North 63°25' West, on the North Easterly right of way line of said Highway, a distance of 469.30 feet to the most Westerly corner of the Richard D. Blanchard property described in that certain Deed, recorded in Book 29 of Official Records, Page

Continued on next page

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137, Douglas County, Records, said corner being the TRUE POINT OF BEGINNING thence North 23°51' East, a distance of 200.00 feet; thence South 63°25' East, a distance of 90.00 feet; thence South 23°51' West, a distance of 200.00 feet to a point on the Northeasterly right of way of the above mentioned Highway; thence North 63°25' West on and along the Northeasterly right of way line of said Highway a distance of 90.0 feet to the TRUE POINT OF BEGINNING.

Assessors Parcel No. 25-030-13

EXHIBIT B

-2-

0411079
BK0497PG3367

LEGAL DESCRIPTION

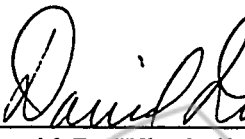
(Portion of Parcels 1, 2 & 3, Doc. No. 227471, being given to Parcel 4)

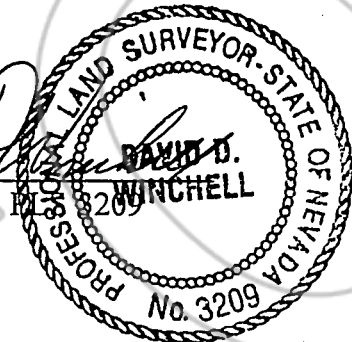
Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 2 of that certain PARCEL MAP for WESTERN NEVADA PROPERTIES, INC. as said map was recorded in Book 690 at Page 524 as Document No. 227471 of the Official Records of said Douglas County; thence Southerly along the Easterly line of Parcels 2 and 3 of said Parcel Map, S. 0° 15' 05" W., 761.80 feet to the Southeasterly corner of said Parcel 3, said corner also being the Northeasterly corner of that certain parcel of land described in deed recorded in Book 12 at Page 4364 as Document No. 147795 of said Official Records; thence Northwesterly along the Northeasterly line of said parcel, N. 63° 25' 00" W., 154.05 feet to the Northwesterly corner of said parcel; thence Southwesterly along the Northwesterly line of said parcel, S. 23° 46' 21" W., 29.90 feet; thence N. 0° 15' 05" E., 795.13 feet to a point on the Southwesterly right-of-way line of Ironwood Drive, said line also being the Northeasterly line of Parcel 3 of said PARCEL MAP for WESTERN NEVADA PROPERTIES, INC.; thence Southeasterly along said right-of-way line, S. 63° 25' 00" E., 167.37 feet to the Point of Beginning.

Said Parcel Contains 2.628 Acres, more or less.

Prepared By:


David D. Winchell, P.E.



2/21/97
Date

0411079

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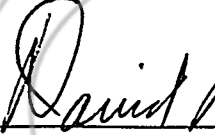

**LEGAL DESCRIPTION
(New Parcel 1A)**

Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Parcel 1 of that certain PARCEL MAP for WESTERN NEVADA PROPERTIES, INC. as said map was recorded in Book 690 at Page 524 as Document No. 227471 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of Lucerne Street; thence N. 70° 04' 55" E., 70.00 feet to the beginning of a curve concave to the South and having a radius of 260.00 feet; thence Easterly along said curve through a central angle of 40° 00' 00" an arc distance of 181.51 feet to a point of reversing curvature, a radial line through said point bears N. 20° 04' 55" E., said curve being concave to the North and having a radius of 250.00 feet; thence Easterly along said curve through a central angle of 40° 00' 00" an arc distance of 174.53 feet; thence N. 70° 04' 55" E., 29.12 feet; thence S. 0° 15' 05" W., 266.69 feet; thence S. 23° 46' 21" W., 216.85 feet; thence N. 64° 13' 36" W., 107.04 feet; thence S. 26° 23' 33" W., 59.88 feet; thence N. 63° 36' 27" W., 2.00 feet; thence S. 26° 23' 33" W., 4.00 feet; thence S. 63° 36' 27" E., 2.00 feet; thence S. 26° 23' 33" W., 72.89 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line N. 63° 25' 00" W., 135.00 feet to the beginning of a curve concave to the Northeast and having a radius of 55.00 feet; thence Northwesterly along said curve through a central angle of 82° 39' 07" an arc distance of 79.34 feet to a point of reversing curvature, said point being on the Easterly right-of-way line of Lucerne Street, a radial line through said point bears S. 70° 45' 53" E., said curve being concave to the West and having a radius of 375.04 feet; thence Northerly along said curve through a central angle of 39° 09' 12" an arc distance of 256.29 feet; thence N. 19° 55' 05" W., 137.08 feet to the Point of Beginning.

Said Parcel Contains 4.019 Acres, more or less.

Prepared By:


David D. Winchell

2/21/97
Date

0411079
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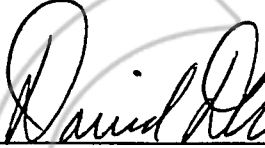

LEGAL DESCRIPTION
(New Parcel 2A)

Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 2 of that certain PARCEL MAP for WESTERN NEVADA PROPERTIES, INC. as said map was recorded in Book 690 at Page 524 as Document No. 227471 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of Lucerne Street; thence Northwesterly along said right-of-way line N. 19° 55' 05" W., 81.24 feet to the beginning of a curve concave to the East and having a radius of 406.76 feet; thence Northerly along said curve through a central angle of 46° 30' 05" an arc distance of 330.13 feet; thence S. 63° 25' 00" E., 60.00 feet to the beginning of a curve concave to the North and having a radius of 250.00 feet; thence Easterly along said curve through a central angle of 35° 23' 46" an arc distance of 154.44 feet; thence N. 81° 11' 14" E., 192.00 feet to the beginning of a curve concave to the Northwest and having a radius of 250.00 feet; thence Northeasterly along said curve through a central angle of 14° 06' 37" an arc distance of 61.57 feet to the Northeasterly corner of the parcel described herein, a radial line through said corner bears S. 22° 55' 23" E.; thence S. 0° 15' 05" W., 359.59 feet; thence S. 70° 04' 55" W., 29.12 feet to the beginning of a curve concave to the North and having a radius of 250.00 feet; thence Westerly along said curve through a central angle of 40° 00' 00" an arc distance of 174.53 feet to a point of reversing curvature, a radial line through said point bears S. 20° 04' 55" W., said reversing curve being concave to the South and having a radius of 260.00 feet; thence Westerly along said curve through a central angle of 40° 00' 00" an arc distance of 181.51 feet; thence S. 70° 04' 55" W., 70.00 feet to the Point of Beginning.

Said Parcel Contains 3.779 Acres, more or less.

Prepared By:


David D. Winchell, PLS No. 3209


2/21/97
Date

0411079
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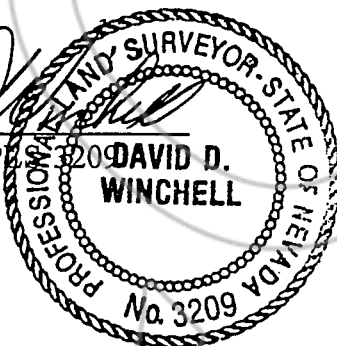
LEGAL DESCRIPTION
(New Parcel 3A)

Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 3 of that certain PARCEL MAP for WESTERN NEVADA PROPERTIES, INC. as said map was recorded in Book 690 at Page 524 as Document No. 227471 of the Official Records of said Douglas County, said corner being on the Southeasterly right-of-way line of Lucerne Street; thence Northeasterly along said right-of-way line N. 26° 35' 00" E., 330.20 feet to the beginning of a curve concave to the South and having a radius of 20.00 feet; thence Northerly and Easterly along said curve through a central angle of 90° 00' 00" an arc distance of 31.42 feet to a point on the Southwesterly right-of-way line of Ironwood Drive; thence Southeasterly along said right-of-way line S. 63° 25' 00" E., 311.73 feet; thence S. 0° 15' 05" W., 168.85 feet to a point on a curve concave to the Northwest and having a radius of 250.00 feet, a radial line through said point bears S. 22° 55' 23" E; thence Westerly along said curve through a central angle of 14° 06' 37" an arc distance of 61.57 feet; thence S. 81° 11' 14" W., 192.00 feet to the beginning of a curve concave to the North and having a radius of 250.00 feet; thence Westerly along said curve through a central angle of 35° 23' 46" an arc distance of 154.44 feet; thence N. 63° 25' 00" W., 60.00 feet to the Point of Beginning.

Said Parcel Contains 2.539 Acres, more or less.

Prepared By:


David D. Winchell, P.E. No. 3209

2/21/97
Date

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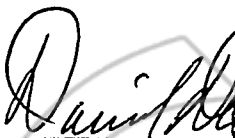
LEGAL DESCRIPTION
(New Parcel 4)

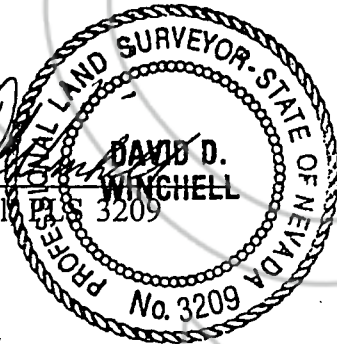
Being a portion of Section 30, Township 13 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northeasterly corner of Parcel 2 of that certain PARCEL MAP for WESTERN NEVADA PROPERTIES, INC. as said map was recorded in Book 690 at Page 524 as Document No. 227471 of the Official Records of said Douglas County; thence Southerly along the Easterly line of Parcels 2 and 3 of said Parcel Map, S. 0° 15' 05" W., 761.80 feet to the Southeasterly corner of said Parcel 3, said corner also being the Northeasterly corner of that certain parcel of land described in deed recorded in Book 12 at Page 4364 as Document No. 147795 of said Official Records; thence Southerly along the Easterly line of said parcel, S. 5° 47' 19" W., 411.65 feet to the Southeasterly corner of said parcel, said corner being on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line N. 63° 25' 00" W., 191.30 feet to the Southwesterly corner of said parcel; thence Northeasterly along the Northwesterly line of said parcel, N. 23° 46' 21" E., 200.00 feet; thence N. 63° 25' 00" W., 90.00 feet; thence N. 23° 46' 21" E., 185.30 feet; thence N. 0° 15' 05" E., 795.13 feet to a point on the Southwesterly right-of-way line of Ironwood Drive, said line also being the Northeasterly line of Parcel 3 of said PARCEL MAP for WESTERN NEVADA PROPERTIES, INC.; thence Southeasterly along said right-of-way line S. 63° 25' 00" E., 167.37 feet to the Point of Beginning.

Said Parcel Contains 4.138 Acres, more or less.

Prepared By:


David D. Winchell



2/21/97

Date

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

'97 APR 22 P4:04

0411079

BK 04 97 PG 3372

LINDA SLATER
RECORDER
\$16 ⁰⁰ PAID ₂ DEPUTY