FULL VALUE

97030812

## GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That PETER M. BEEKHOF, JR. and LINDA S. BEEKHOF, Trustees of the BEEKHOF FAMILY TRUST dated November 9, 1995, and First Amendment thereto dated November 7, 1996

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RONALD A. CHARLIN, a married man /a/s /h/i/s /s/o/1/e/ /a/h/d/ /s/epa/r/a/t/e/ /p/r/o/p/e/r/t/// as to an undivided 50% interest, and LINCOLN TRUST COMPANY, CUSTODIAN FBO DONNA M. CHARLIN, as to an undivided 50% interest

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 MADE 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: August 01, 1997

TRUSTE E

J. M. NEWMAN 97-0092-5

NOTARY PUBLIC NEVADA DOUGLAS COUNTY ointment expires Feb.15,2001

(This area above for official notarial seal)

STATE OF Nevada

COUNTY OF\_DOUGLAS

This instrument was acknowledged before me on A PETER M. BEEKHOF, JR.,

} ss.

TRUSTEE LINDA S. BEEKHOF,

Signature

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

SAME

M/M CHARLIN

1437 BRIARWOOD AVE. LITTLETON, CO 80120 MAIL TAX STATEMENTS TO:

0419670 BK 0897PG3255

## LEGAL DESCRIPTION

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

A parcel of land located within a portion of the Southeast 1/4 of the Southwest 1/4 (SESW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of Parcel 2 as shown on the Parcel Map for Daniel T. Martin, Edward C. Martin Sr. and Edward C. Martin Jr., recorded as Document No. 16690, January 13, 1978 in the Official Records of Douglas County, Nevada a one half inch (1/2") iron pipe; thence South 89°46′00" West, 293.70 feet to the TRUE POINT OF BEGINNING; thence continuing South 89°46′00" West, 106.30 feet; thence North 40°25′00" West, 61.20 feet; thence North 42°19′00" East, 80.51 feet to the intersection of an existing fence; thence along said fence the following courses:

South 48°51'51" East, 32.94 feet; South 55°47'27" East, 24.08 feet; South 89°19'21" East, 24.15 feet; thence North 83°36'39" East, 34.64 feet; thence South 08°51'43" West, 74.95 feet to the POINT OF BEGINNING.

Assessors Parcel No. 25-333-26.

Said premises more fully shown as Adjusted Parcel 1 on that certain Record of Survey recorded December 7, 1993 in Book 1293, page 1301, as Document No. 324362.

Stewart Title of Douglas County

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

'97 AUG 18 P4:13

0419670 BK 0897PG3256 LINDA SLATER
RECORDER

S PAID DEPUTY