

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

RUSS EARNEST AND DIANE EARNEST (who acquired title as Diane Holton, an unmarried woman) husband and wife

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to


JAMES D. ROACH AND M. JEAN ROACH husband and wife as Joint Tenants with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number **37-471-11**, specifically described as follows:

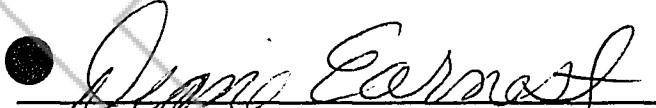
Lot 12, Block B, as shown on the Map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, as Document No. 50212.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 15 day of August, 1997



RUSS EARNEST

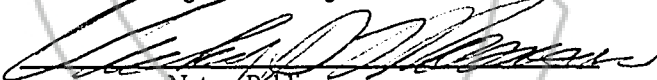



DIANE EARNEST

STATE OF NEVADA
COUNTY OF Douglas

On August 18, 1997 personally appeared before me, a Notary Public,
Russ Earnest and Diane Earnest

who acknowledged that they executed the above instrument.


Notary Public


VICKY D. MORRISON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES NOV. 1, 1998

The grantor(s) declare:
Documentary transfer tax is \$ 52.00
computed on full value of property conveyed, or
(X) computed on full value

WHEN RECORDED MAIL TO:

Mr. & Mrs. James D. Roach
P.O. Box 2948
Minden, Nevada 89423

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 AUG 19 A9:42

LINDA SLATER
RECORDER
\$ 7.00 PAID k2 DEPUTY

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