

R.P.T.T. 100 \$21.45  
~~XXXXXXXXXX~~

ESCROW NO. 970702

# GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That  
C.I.F. COMPANY, A GENERAL PARTNERSHIP

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to  
IRIS IRWIN, AN INDIVIDUAL 1/4 INTEREST AND C.I.F. COMPANY, A GENERAL  
PARTNERSHIP AS TO REMAINDER

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area**  
County of **DOUGLAS** State of Nevada, bounded and described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN: 23-310-29

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: July 02, 1997

C.I.F. COMPANY  
a general partnership

BY: [Signature]  
MARK FAEDI  
GENERAL PARTNER

BY: [Signature]  
RUSSELL IRWIN  
GENERAL PARTNER

STATE OF Nevada }  
COUNTY OF DOUGLAS } ss.

This instrument was acknowledged before me on 8-8-97  
by, MARK FAEDI and RUSSELL IRWIN

[Signature]  
Notary Public



(This area above for official notarial seal)

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

RUSSELL IRWIN

P.O. BOX 276

ZEPHYR COVE, NV 89448

MAIL TAX STATEMENTS TO:

SAME

0419801

BK0897PG3551

THIS INSTRUMENT IS BEING RECORDED AS AN  
ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED  
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY  
OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY,  
UPON TITLE TO ANY REAL PROPERTY DESCRIBED  
THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 970702

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

**PARCEL 1**

LOT 6 IN BLOCK B AS SHOWN ON THE OFFICIAL MAP OF CARSON VALLEY BUSINESS PARK PHASE 1, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 21, 1993, IN BOOK 993, AT PAGE 3579, AS FILE NO. 318019, OFFICIAL RECORDS.

RESERVING THEREFROM A TEMPORARY EMERGENCY ACCESS ROAD EASEMENT 30 FEET IN WIDTH ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY. SAID EASEMENT WILL BE ABANDONED WHEN IT IS NO LONGER NECESSARY.

**PARCEL 2**

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AS AN APPURTENANCE TO PARCEL 1 ABOVE, AS DESCRIBED IN QUITCLAIM GRANT OF EASEMENT RECORDED ON MARCH 17, 1981 IN BOOK 381, AT PAGE 1302 AS DOCUMENT NO. 54436 AND IN BOOK 381, AT PAGE 1304 AS DOCUMENT NO. 54437 AND THOSE EASEMENTS FOR INGRESS AND EGRESS AS SHOWN ON DIVISION OF LAND MAP RECORDED NOVEMBER 29, 1978 AS DOCUMENT NO. 27700 AND ON RECORD OF SURVEY MAP RECORDED ON JANUARY 27, 1983, AS DOCUMENT NO. 75477, OFFICIAL RECORDS.

APN: 23-310-29

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

'97 AUG 20 AIO:19

0419801

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LINDA SLATER  
RECORDER  
\$ 8.00 PAID ka DEPUTY