

WHEN RECORDED MAIL TO:
BRUCE R. SCOTT
PO Box 1834
Carson City, NV 89702

Order No.
Escrow No. M75023CA
R.P.T.T. #4

Based on full value
Based on full value
less liens

INDIVIDUAL GRANT DEED

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged
JUDITH M. RODARTE, WHO ACQUIRED TITLE AS JUDITH M. SCOTT, AN UNMARRIED
WOMAN

(GRANTOR),
does hereby grant, bargain, sell, and convey to BRUCE R. SCOTT, AN
UNMARRIED MAN

(GRANTEE),
all that real property in the County of DOUGLAS, State of Nevada,
being Assessor's Parcel Number 25-050-49 & 51, specifically described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

By this conveyance, the undersigned hereby releases any community property
interest that she may have, or be presumed to have, or may acquire
hereafter, in the above described parcel of real property, and evidence
her intention that the grantee shall henceforth have and hold said parcel
of real property as his sole and separate property.

THIS DOCUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY WITHOUT LIABILITY
ON THE PART OF WESTERN TITLE COMPANY, INC. FOR THE SUFFICIENCY HEREOF OR
THE CONDITION OF TITLE.

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.

Dated August 7, 1997

Judith M. Rodarte

JUDITH M. RODARTE

STATE OF NEVADA)
)SS.
County of Carson City)

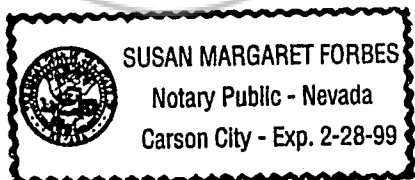
This instrument was acknowledged
before me on August 14, 1997
by JUDITH M. RODARTE

MAIL TAX STATEMENT TO:
SAME AS ABOVE

.....
FOR RECORDER'S USE

Susan Margaret Forbes

Notary Public



0422279

BK0997PG4462

EXHIBIT "A"

PARCEL 1
TRACT-C

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6 of the Tarronga Subdivision as shown on the Record of Survey for Rodger T. and Edna L. Poe and recorded as File No. 26673, Douglas County, Nevada, Recorder's Office, which bears North $03^{\circ}21'30''$ East, 1,717.77 feet from the South 1/4 corner of Section 30, Township 13 North, Range 20 East, M.D.B.&M., per said Map; thence North $00^{\circ}53'30''$ East along the East right-of-way line of Nevada State Highway 88, 160.20 feet; thence from a tangent which bears North $00^{\circ}11'10''$ East, curving to the right along said right-of-way line along a curve having a delta angle of $102^{\circ}11'22''$, a radius of 210.00 feet and an arc length of 374.55 feet to an intersection with the Southerly right-of-way line of U.S. Highway 395; thence South $64^{\circ}00'17''$ East along said Southerly right-of-way line, 284.17 feet to THE POINT OF BEGINNING;

thence continuing South $64^{\circ}00'17''$ East along said Southerly right-of-way line, 189.92 feet;
thence South $25^{\circ}59'43''$ West, 118.88 feet;
thence North $64^{\circ}00'17''$ WEST, 36.68 feet;
thence South $25^{\circ}59'43''$ West, 22.53 feet;
thence North $64^{\circ}00'17''$ West, 153.24 feet;
thence North $25^{\circ}59'43''$ East, 141.41 feet to THE POINT OF BEGINNING.

Subject to a 10-foot sewer easement to the MINDEN-GARDNERVILLE SANITATION DISTRICT adjacent to the Northerly line as described in Document No. 66913. Reference is made to Record of Survey recorded, May 17, 1991, in Book 591, Page 2566, as Document No. 250947, Official Records, Douglas County, Nevada

PARCEL 2
TRACT-E

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Lot 6 of the Tarronga Subdivision as shown on the Record of Survey for RODGER T. and EDNA L. POE and recorded as Document No. 26673, Douglas County, Nevada, Recorder's Office, which bears North $03^{\circ}21'30''$ East, 1,717,77 feet from the South one-quarter (S 1/4) corner of Section 30, Township 13 North, Range 20 East, M.D.B. & M., per said Map; thence South $00^{\circ}53'30''$ West along the East right-of-way line of Nevada Highway 88, 199.52 feet; thence South $63^{\circ}59'03''$ East, 390.00 feet to THE POINT OF BEGINNING;

thence North $25^{\circ}59'43''$ East, 150.00 feet;
thence South $64^{\circ}00'17''$ East, 90.00 feet;
thence North $25^{\circ}59'43''$ East, 110.00 feet;
thence South $64^{\circ}00'17''$ East, 177.36 feet;
thence South $26^{\circ}35'00''$ West, 80.12 feet;
thence North $63^{\circ}55'57''$ West, 14.32 feet;
thence South $00^{\circ}31'06''$ West, 199.56 feet;
thence North $63^{\circ}57'06''$ West, 241.18 feet;
thence North $63^{\circ}59'03''$ West, 96.89 feet to THE POINT OF BEGINNING.

(Continued)

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Subject to a 50-foot road easement adjacement to the Northerly line of the above

Commencing at the Northeasterly corner of the above-described Parcel, THE POINT West, 177.36 feet; thence South 25° 59' 43" West, 50.00 feet; thence South 64° 0' 26" 35' 00" East, 50.00 feet to THE POINT OF BEGINNING.

Reference is made to Record of Survey Recorded, May 17, 1991, in Book 591, Page Records, Douglas County, Nevada.

PARCEL 3

Together with a road easement described as follows:

Commencing at the Northeasterly corner of the above-described Parcel, THE POINT West, 50.00 feet; thence North 26° 35' 00" East, 168.57 feet; thence North 42° 5' 26" 35' 00" East, 144.86 feet to the Southerly right-of-way line of U.S. Highway along said Southerly right-of-way line, 36.00 feet; thence South 26° 35' 00" West to TRUE POINT OF BEGINNING.

PARCEL 4

Together with a 20-foot utility easement described as follows:

Commencing at the Northeasterly corner of the above-described Parcel, THE POINT West, 20.00 feet thence North 26° 35' 00" East, 361.43 feet to the Southerly right-of-way line, 20.00 feet; thence South 64° 00' 17" East along said Southerly right-of-way line, 20.00 feet; thence South to TRUE POINT OF BEGINNING.

A.P.N. 25-050-49
25-050-51

INCLUDING WATER RIGHTS AND SEWER RIGHTS, IF ANY

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 SEP 23 P12:55

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LINDA SLATER
RECORDER
\$9⁰⁰ PAID *ks* DEPUTY