

R.P.T.T. # 6

ESCROW NO. 96082348

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That
DEBRA FLEMING, WIFE OF GRANTEE

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
ALAN FLEMING, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

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:

Debra Fleming
DEBRA FLEMING

THIS DEED IS GIVEN WITH THE DESIRE THAT
THE WITHIN DESCRIBED PROPERTY BE VESTED
AS THE SOLE AND SEPARATE PROPERTY OF GRANTEE,
REGARDLESS OF MARITAL STATUS OR COMMUNITY
PROPERTY INTERST BETWEEN GRANTOR AND GRANTEE.

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

STATE OF NV }
COUNTY OF Douglas } ss.

STEWART TITLE OF DOUGLAS COUNTY

This instrument was acknowledged before me on 9-23-97
by DEBRA FLEMING

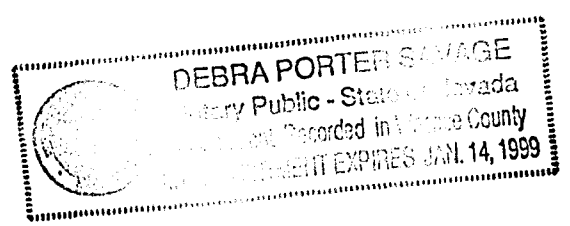
(This area above for official notarial seal)

Signature *John R. Savage*
Notary Public

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:
same

Alan Fleming
PO 6868
Enclave Village
NV 89450



0423405

BK1097PG1173

EXHIBIT "A"

(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 in the Northeast 1/4 Southeast 1/4 of Section 32, T.13N., R.20E., M.D.B.&M., in the Town of Gardnerville, Douglas County, Nevada, more particularly described as follows:

Commencing at the east quarter corner of said Section 32, proceed South 86 degrees 55'22" West, a distance of 1,271.84 feet, to the intersection of the South side of Cemetery Lane and the Southwesterly right-of-way line of Nevada State Highway, U.S. 395; thence South 44 degrees 54 East, 448.99 feet, along said highway right-of-way line, to the TRUE POINT OF BEGINNING, which is the most Northerly corner of the parcel; thence continue South 44 degrees 54' East, 134.47 feet, along said right-of-way line, to the most Easterly corner of the parcel; thence South 45 degrees 06' West, 191.00 feet, to a point; thence North 44 degrees 54' West, 21.00 feet, to a point; thence North 89 degrees 38'30" West, 159.61 feet, along the Northerly boundary of the Yparriquirre property, to a point; thence North 45 degrees 06' East, 303.35 feet, to the TRUE POINT OF BEGINNING.

A.P.N. 25-292-05

which has a property address of 1512 U.S. Highway 395, Gardnerville, Nevada.

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

'97 OCT -7 AIO:16

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LINDA SLATER
RECORDER
\$8.00 PAID *KJ* DEPUTY