

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That ALAN FLEMING, AN UNMARRIED MAN AS TO AN UNDIVIDED ONE HALF INTEREST AND SCOTT P. FLEMING, TRUSTEE FOR THE SCOTT P. FLEMING 1994 INTER VIVOS TRUST DATED APRIL 8, 1994 AS TO AN UNDIVIDED ONE HALF INTEREST AS TENANTS IN COMMON in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to OLD TOWN CENTER, A LIMITED PARTNERSHIP

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: September 21, 1997

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.

[Signature]
ALAN FLEMING

[Signature]
SCOTT P. FLEMING, TRUSTEE

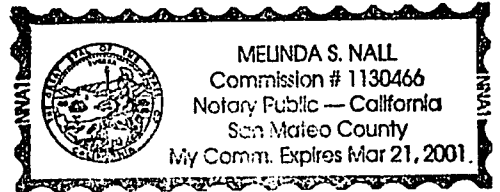
STEWART TITLE OF DOUGLAS COUNTY

STATE OF California }
COUNTY OF San Mateo } ss.

This instrument was acknowledged before me on Sept 24, 1997, by Scott P. Fleming, Trustee

(This area above for official notarial seal)

Signature [Signature]
Notary Public
Melinda S. Nall



RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

Alan Fleming
P.O. 6868
Orchard Village
NV 89450

Same

0423406

BK 1097PG 1175

**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 A10 :25

0423406

BK 1097 PG 1176

LINDA SLATER  
RECORDER  
\$ 8.00 PAID KD DEPUTY