

R.P.T.T. 214.50  
Full Value

ESCROW NO. 97031469

### GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That CHARLES J. BENNINGER, an unmarried man, who acquired title as a married man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JOHN F. SIEBEN, JR., an unmarried man


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: October 06, 1997

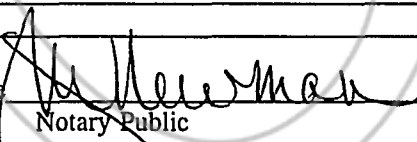
  
CHARLES J. BENNINGER

STATE OF Nevada }  
COUNTY OF Douglas } ss.

  
J. M. NEWMAN  
87-0092-5  
NOTARY PUBLIC NEVADA  
DOUGLAS COUNTY  
My appointment expires Feb. 15, 2001

This instrument was acknowledged before me on 10-6-97,  
by CHARLES J. BENNINGER

(This area above for official notarial seal)

Signature   
Notary Public

RECORDING REQUESTED BY:

**STEWART TITLE COMPANY**  
WHEN RECORDED MAIL TO:  
JOHN F. SIEBEN, JR.  
P.O. BOX 2064  
CARSON CITY, NV 89702

MAIL TAX STATEMENTS TO:  
SAME

0423445  
BK1097PG1274

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas,, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of the Northeast 1/4 of Section 10 and the Northwest 1/4 of the Northwest 1/4 of Section 11, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the most easterly corner of Lot 18 as shown on the map of Genoa Estates, filed for record in Book 38 at page 408 as document number 31256, Official Record of Douglas County, Nevada; thence along the Northeasterly line of said Lot 18 North 38 degrees 02'55" West a distance of 44.84 feet to a point on Margery Lane; thence along the Southeasterly line of Margery Lane North 45 degrees 42'41" East a distance of 309.40 feet to the beginning of a non-tangent curve to the left whose radius point bears North 43 degrees 56'05" West a distance of 250.00 feet through a central angle of 32 degrees 56'43" with an arc length of 143.75 feet and whose chord bears North 29 degrees 35'33" East a distance of 141.78 feet to a point of non-tangent reverse curvature; thence along said reverse curve whose radius point bears South 76 degrees 58'54" East a distance of 25.00 feet with a central angle of 90 degrees 18'11" with an arc length of 39.40 feet and whose chord bears North 58 degrees 10'12" East a distance of 35.45 feet to a point on the Southerly line of Centennial Drive; thence leaving said Margery Lane and along said Southerly line of Centennial Drive South 76 degrees 15'04" East a distance of 324.20 feet to the TRUE POINT OF BEGINNING; thence continuing along said Southerly line of Centennial Drive South 76 degrees 15'04" East a distance of 306.68 feet to the beginning of a non-tangent curve to the right whose radius bears South 14 degrees 17'08" West a distance of 25.00 feet with a central angle of 99 degrees 34'44" and an arc length of 43.45 feet and whose chord bears South 25 degrees 55'31" East a distance of 38.18 feet to a point on the Westerly right-of-way of Jack's Valley Road; thence along said right-of-way line South 23 degrees 30'36" West a distance of 259.96 feet; thence leaving said line North 66 degrees 26'00" West a distance of 343.95 feet; thence North 26 degrees 38'18" East a distance of 232.80 feet to the TRUE POINT OF BEGINNING

The basis of bearing of this description is the Southerly right-of-way line of Centennial Drive which bears North 76

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degrees 15'04" West as shown on the map of Genoa Estates, filed for record in Book 38 at page 408 as document number 31256, Official Record of Douglas County, Nevada and as delineated on the Record of Survey supporting a Boundary Line Adjustment for Dunne and Benninger recorded January 20, 1994, in Book 194, at Page 3531, as Document No. 327948, Official Record of Douglas County, Nevada.

Assessors Parcel No. 17-071-15

COPY

-2-

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

'97 OCT -7 P3:24

0423445  
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LINDA SLATER  
RECORDER  
\$ 9.00 PAID K2 DEPUTY