

WHEN RECORDED MAIL TO:
LESLIE J. BENIS
843 CEDARWOOD COURT
MINDEN, NEVADA 89423

Escrow No. M71789SD
R.P.T.T. 0.00 # //
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
EVI KLARA BENIS, a single woman and ANDRIS LASLO BENIS, a married man as
his sole and separate property

(GRANTOR),
does hereby grant, bargain, sell, and convey to LESLIE J. BENIS, a married
man as his sole and separate property, as to an undivided 1/2 interest

(GRANTEE),
all that real property in the County of Douglas, State of Nevada,
being Assessor's Parcel Number 17-243-20, specifically described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

AGNES JESKE, Spouse of the Grantee herein, joins in the execution of this
document to release any community property interest as to the undivided
1/2 interest of the Grantee herein.

(Continued)

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 July 28, 1997

STATE OF NEVADA)
)
COUNTY OF DOUGLAS) SS.

Andris Laslo Benis
ANDRIS LASLO BENIS
Evi Klara Benis
EVI KLARA BENIS
Agnes Jeske
AGNES JESKE

This instrument was acknowledged
before me on October 23, 1997
by AGNES JESKE



MAIL TAX STATEMENT TO:
SAME AS ABOVE

.....
FOR RECORDER'S USE

Shari Crouch
Notary Public

0424659

BK1097PG4502

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 3, in Block I, as shown on the Official Map of WESTWOOD VILLAGE UNIT NO. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on October 5, 1979, in Book 1079, Page 440, Document No. 37417, and Certificate of Amendment recorded July 14, 1980, in Book 780, Page 783, Document No. 46166 and Certificate of Amendment recorded January 31, 1991 in Book 191, Page 382 Document No. 243938.

EXCEPTING THEREFROM the following described property as described in Deed Recorded May 13, 1988, Book 588, Page 1790, as Document No. 178058 of Official Records of Douglas County, Nevada.

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at the Southwest corner of Lot 18, Block I, Westwood Village Subdivision Unit 1 as recorded in Book 1079 at Page 440, Douglas County, Nevada Recorder's Office; thence North 72°00'00" East, 110.00 feet to THE POINT OF BEGINNING; thence North 18°00'00" West, 77.73 feet; thence North 72°00'00" East, 2.22 feet; thence South 16°21'47" West, 77.76 feet to THE POINT OF BEGINNING.

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.

0424659

BK 1097PG4503

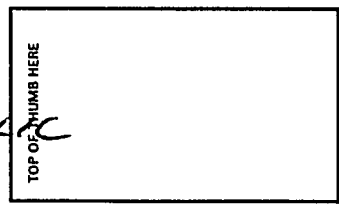
State of CALIFORNIA
County of LOS ANGELES

On 8-28-97 before me, ARDADABHOY-NOTARY PUBLIC
(DATE) (NAME/TITLE OF OFFICER-i.e. "JANE DOE, NOTARY PUBLIC")

personally appeared ANDRIS LASLO BENIS
(NAME(S) OF SIGNER(S))

personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

INDIVIDUAL(S)
 CORPORATE

OFFICER(S) _____ (TITLES)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY IN FACT

TRUSTEE(S)

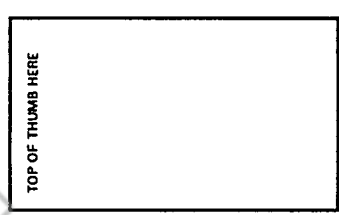
GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

INDIVIDUAL(S)
 CORPORATE

OFFICER(S) _____ (TITLES)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY IN FACT

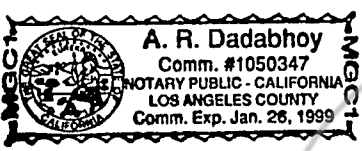
TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))



(SEAL)

Witness my hand and official seal.

A. R. Dadabhoj
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Title or Type of Document INDIVIDUAL GRANT DEED
Number of Pages 2 Date of Document 7-28-97
Signer(s) Other Than Named Above _____

INDIVIDUAL(S)

CORPORATE

OFFICER(S) _____ (TITLES)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY IN FACT

TRUSTEE(S)

GUARDIAN/CONSERVATOR

OTHER: _____

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

0424659
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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of LOS ANGELES

On 10-10-97 before me, DOLORES F. JONES
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared EVI KLARA BENIS
Name(s) of Signer(s)

personally known to me – OR – proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dolores F. Jones
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: INDIVIDUAL GRANT DEED

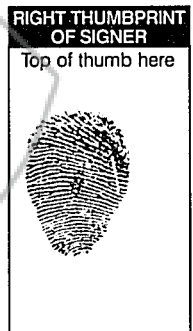
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: ANDRIS HASLO BENIS

Capacity(ies) Claimed by Signer(s)

Signer's Name: EVI KLARA BENIS

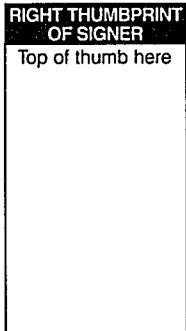
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

0424659

BK 1097PG4505

COPY

REQUESTED BY
Leslie Benis
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 OCT 24 AIO:03

0424659

BK 1097PG4506

LINDA SLATER
RECORDER
\$ 11.00 PAID K2 DEPUTY