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R. P. T. T. #10 \$None due

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### GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
JOHN M. BAKER and PATRICIA G. BAKER, husband and wife

do hereby GRANT, BARGAIN AND SELL to

J. M. BAKER PROPERTIES, L. P., a California limited partnership  
whose address is 1630 Del Dayo Drive, Carmichael, California, 95608, all of their undivided interest in and to  
the real property situate in the County of Douglas, State of Nevada, described as follows:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY THIS REFERENCE.

APN: 11-100-02

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if  
any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED 2/13 1998.

John M. Baker  
JOHN M. BAKER

Patricia G. Baker  
PATRICIA G. BAKER

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
McDONOUGH, HOLLAND & ALLEN  
a Professional corporation  
555 Capitol Mall, Suite 950  
Sacramento, CA 95814  
Attn: Dawn H. Cole, Esq.

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BK0398PG1757

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

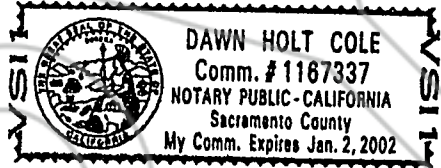
On 2/13/98, before me, the undersigned notary public, personally appeared JOHN M. BAKER and PATRICIA G. BAKER,

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Dawn Holt Cole*



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**EXHIBIT A**  
**PROPERTY DESCRIPTION**

All that real property situate in the County of Douglas, State of Nevada, including any interest therein which Grantors may hereafter acquire:

**PARCEL ONE:**

The Northwest 1/4 of the Southeast 1/4; the Southwest 1/4 of the Southeast 1/4; the Northeast 1/4 of the Southwest 1/4; and the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 13 North, Range 19 East, M.D.B.&M.

EXCEPTING THEREFROM that portion conveyed to Eugene P. Arsdel in Deed recorded March 23, 1992, in Official Records as Document No. 273869, and more particularly described as follows:

All that real property in the County of Douglas, State of Nevada, being Assessor's Parcel No. 11-001-01, specifically described as the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 lying Northerly and Westerly of the Northerly and Westerly lines of Kingsbury Grade of Section 20, Township 13 North, Range 20 East, M.D.B.&M.

APN: 11-100-02

**PARCEL TWO:**

Easement and right-of-way being more particularly described as follows:

Being portions of the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 13 North, Range 19 East, M.D.B.&M., and being a parcel or strip of land 200 feet wide on each side of the surveyed centerline of State Route 19 (Forest Highway No. 16), which centerline is more fully described as follows, to wit:

BEGINNING at the intersection of the centerline of State Route 19 (Forest Highway No. 16), with the west boundary of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 13 North, Range 19 East, M.D.B.&M., at Bureau of Public Roads Station "L" 268+52.58 P.O.C., said point of beginning further described as bearing South 73°00'52" East a distance of 1386.62 feet from the west quarter corner of said Section 20; thence from a tangent which bears North 89°24'42" East curving to the right along said centerline with a radius of 600 feet through an angle 15°30'18" an arc distance of 162.37 feet to a point; thence South 75°05'00" East continuing along said centerline a distance of 175.78 feet to a point; thence from a tangent which bears the last described course curving to the left along said centerline with a radius of 500 feet through an angle of 26°40'00" an arc distance of 234.02 feet

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to a point; thence North 78°06'00" East along said centerline a distance of 346.38 feet to a point; thence from a tangent which bears the last described course curving to the left along said centerline with a radius of 500 feet through an angle of 34°24'00" an arc distance of 300.20 feet to a point; thence South 67°30'00" East along said centerline a distance of 350.22 feet to a point; thence from a tangent which bears the last described course curving to the left along said centerline with a radius of 450 feet through an angle of 110°47'00" an arc distance of 870.09 feet to Bureau of Public Roads Station Equation "L" 292+91.64 P.T. equals "L" 292+66.37 P.O.T.; thence North 1°43'00" East along said centerline a distance of 224.39 feet to an intersection with the north boundary of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 13 North, Range 19 East, M.D.B.&M., at Bureau of Public Roads Station "L" 294+90.76 P.O.T., the point of ending; said point further described as bearing South 89°00'36" West a distance of 1830.73 feet from the east quarter corner of said Section 20; said parcel contains an area of 24.46 acres, more or less.

To permit the cut and/or fill slope to extend beyond the above-mentioned Right-of-Way lines where necessary; and to allow authorized personnel of the Nevada State Highway Department to enter upon the lands of the Grantor for the necessary maintenance of the above-mentioned highway and its structures.

REQUESTED BY  
*McDonogh et al*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 MAR -9 P12:43

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LINDA SLATER  
RECORDER

-2- \$10<sup>00</sup> PAID *K2* DEPUTY

ExA/PptyDesc/KingsburyGrade

BK0398PG1760

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11Feb98 BLS