

Order No. _____

Escrow No. 202534ZC

WHEN RECORDED, MAIL TO:

Mr. and Mrs. John V. Briggs
3100 Gold Nugget Way
Placerville, CA 95667

DTT: 945.75

Space above this line for recorder's

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PONCE-NICASIO BROADCASTING, LTD., a California Limited Partnership

do(es) hereby GRANT, BARGAIN and SELL to

JOHN V. BRIGGS and CARMEN BRIGGS, husband and wife as Joint Tenants with right of survivorship and not as tenants in common

the real property situate in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHE HERETO AND MADE A PART HEREOF

A.P. NO. 05-051-17

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

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.

PONCE-NICASIO BROADCASTING, LTD:

Dated 3-31-98

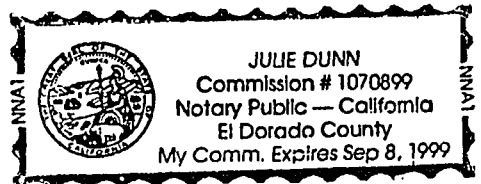
[Signature]
RON V. BRIGGS, President
PONCE-NICASIO BROADCASTING, INC.
General Partner

STATE OF California)
~~NEVADA~~)
County of El Dorado) ss.

On 3-31-98 personally
appeared before me, a Notary Public,
RON V. BRIGGS

who acknowledged that he executed
the above instrument.

[Signature]
Notary Public



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DESCRIPTION

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

PARCEL 1:

Lot 36, as shown on the map of SKYLAND SUBDIVISION NO. 1, filed for record in the office of the County recorder of Douglas County, State of Nevada, on February 27, 1958, as Document No. 12967.

PARCEL 2:

That portion of the land lying between the low water line of Lake Tahoe as it existed on April 12, 1870, and the property shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the Office of the Recorder of Douglas County, Nevada, on February 27, 1958, that is appurtenant to lot shown on said map and numbered 36.

Excepting any portion of the described property in the bed of Lake Tahoe below the adjudicated elevation of low water.

PARCEL 3:

TOGETHER WITH a non-exclusive right-of-way for access to the waters of Lake Tahoe and for beach and recreational purposes as set forth in Deed recorded February 5, 1960, in Book 1, Page 268, File No. 15573, Official records.

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 APR -2 A11 :08

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LINDA SLATER
RECORDER
\$ 8.00 PAID k2 DEPUTY