

MAY-20-1998 06:19 WESTERN TITLE CO. MINDEN
WHEN RECORDED MAIL TO:
CLASSIC HOMES LLC
3211 SIERRA COLLEGE BLVD
ROSEVILLE, CA95661

702 782 9736 P.07
Order No.
Escrow No. P76633JC
R.P.T.T. 52.00
XX 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

CHICHESTER ESTATES JOINT VENTURE, a Nevada Joint Venture, consisting of:
NEVADA PACIFIC LAND COMPANY, a Nevada corporation, CSC NEVADA LIMITED
LIABILITY and TRINITY ALPS WATER COMPANY, a Nevada corporation

(GRANTOR),
does hereby grant, bargain, sell, and convey to CLASSIC HOMES LLC

(GRANTEE),
all that real property in the County of DOUGLAS, State of Nevada,
being Assessor's Parcel Number 25-783-07, specifically described as:

Lot 35, on Block C, as set forth on FINAL SUBDIVISION MAP #1006-4 for
CHICHESTER ESTATES, PHASE 4, filed in the office of the County Recorder
recorded December 11, 1997, in Book 1297, Page 2264, as Document No.
428220. A.P.N. 25-783-07

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 May 15, 1998

STATE OF NEVADA

County of DOUGLAS

CHICHESTER ESTATES JOINT VENTURE
consisting of:
Nevada Pacific Land Company
Lewis Pierce, President
CSC Nevada Limited Liability

Sammy F. Cemo, Manager
TRINITY ALPS WATER COMPANY
Lewis Pierce, Authorized Signature

This instrument was acknowledged

before me on MAY 27, 1998

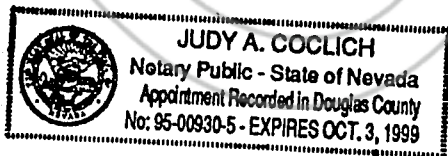
by LEWIS PIERCE - PRESIDENT

LEWIS PIERCE - AUTHORIZED SIGNATURE

MAIL TAX STATEMENT TO:
SAME AS ABOVE

[Handwritten Signature]
Notary Public

FOR RECORDER'S USE



TOTAL P.07

0440764

BK0598PG5915

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

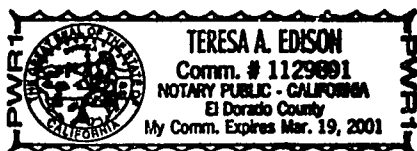
State of California

County of El Dorado

On May 20, 1998 before me, Teresa A. Edison, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Sammy F. CEMO,
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.

Teresa A. Edison
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: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

Signer's Name: _____

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

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

COPY

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 MAY 29 A9:29

0440764

BK0598PG591.7

LINDA SLATER
RECORDER
\$ 9.00 PAID ka DEPUTY