

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

DEN- MAR ASSOCIATES, A Limited Liability Company

do(es) hereby GRANT, BARGAIN, SELL and CONVEY to

TONY AVANZINO An Unmarried Man

a portion of all that real property situated in the County of DOUGLAS, State of Nevada, being Assessor's Parcel Number 23-482-16, specifically described as follows:

PARCEL 10-B-4 as set forth on Parcel Map for DEN-MAR ASSOCIATES, filed for record in the Office of the Douglas County Recorder on March 20, 1998 in Book 398, at Page 4640, as Document No. 435441, Official Records.

Subject to Covenants Conditions & Restrictions recorded March 20, 1998 in Book 398 at Page 4670, as Document No. 435447.

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

WITNESS my hand this // day of MARCH, 1998.

DEN- MAR ASSOCIATES, A Limited Liability Company

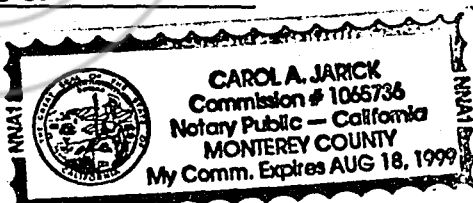
Janice Fortune (signature)
JANICE FORTUNE, Member

STATE OF CALIFORNIA
COUNTY OF Monterey

On March 11, 1998 personally appeared before me, a Notary Public,
JANICE FORTUNE

who acknowledged that s/he executed the above instrument.

Carola Jarick (signature)
Notary Public



WHEN RECORDED MAIL TO:

TONY AVANZINO
2890 HEYBOURNE RD.
MINDEN, NV 89423

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUN 22 P4:28

LINDA SLATER
RECORDER
\$7.00 PAID DEPUTY

0442569

BK 0698 PG 4964

MAIL TAX STATEMENTS TO:
SAME AS ABOVE