GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That JACK L. RUPPERT, an unmarried man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to INNOVATIVE PROPERTIES OF TAHOE INC., A NEVADA CORPORATION

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas State of Nevada, bounded and described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

June 29, 1998 DATE:

Nevada STATE OF

COUNTY OF Douglas

This instrument was acknowledged before me on by. JACK L. RUPPERT

RECORDING REQUESTED BY:

Signature

STEWART TITLE COMPANY

Notary Public

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

INNOVATIVE PROPERTIES OF TAHOE, INC. SAME

P.O. BOX 11790

ZEPHYR COVE, NV 89448

L. HENDRICK 93-2710-5 NOTARY PUBLIC - NEVADA DOUGLAS COUNTY

(This area above for official notarial seal)

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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 98070937

PARCEL 1:

The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.B.& M.

APN 13-040-03

PARCEL 2:

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 14 North, Range 20 East, M.D.B.& M.

APN 13-040-04

Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

Together with all mineral rights and interest including coal, oil, gas and other hydrocarbons, and all other metallic and non-metallic mineral ores and substances, and geothermal steam, hot water, hot brines, thermal energy and gases.

STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 JUL 22 P4:08

0445042 BK0798PG4665 LINDA SLATER
RECORDER
PAID DEPUTY