# CORPORATION GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That

Western Nevada Properties, Inc., a Nevada Corporation

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to

FRED S. MODER and IVA B. MODER, husband and wife, as JOINT TENANTS with right of survivorship

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.

DATE: July 20, 1998

Western Nevada Properties, Inc. a Nevada Corporation

Andrew W. Mitchell
Vice President

BY:\_\_\_\_\_

STATE OF_	Nevac	la	_}		///	
COUNTY O	F_DOUG	LAS	} ss. }			
This instrum	ent was acrew W	knowledge Mitch	ed before 1e11	me on	1-28-98	_, _
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Signature Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

FRED S. MODER 1157 WHITE OAK LOOP MINDEN, NV 89423 same

MAII TAY CTATEMEN

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Notary Public - State of Nevada

ppointment Recorded in County of Carson City

My Appointment Expires July 21, 2001

(This area above for official notarial seal)

## **EXHIBIT "A"**

## LEGAL DESCRIPTION

ESCROW NO.: 98010364

### Parcel 1:

Unit 326 as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, Nevada on June 9, 1997 in Book 697, at Page 1495 as Document No. 414454, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-7A for WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195, Page 2675, Document No. 374950, Official Records.

Assessors Parcel No. 25-790-85 now known as 1320-29-111-013

#### Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.



STEWART TITLE OF DOUGLAS COUNTY

IN OFFICIAL RECORDS OF DOUGLAS CO.. NEVADA

'98 JUL 29 P4:05

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LINDA SLATER
RECORDER
PAID DEPUTY

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