

WHEN RECORDED MAIL TO:
MICHAEL & HEIDI DOWNS
P.O. BOX 343
GARDNERVILLE, NV 89410

Escrow No. M77089DC
R.P.T.T. # 11
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 GARY JAMES DOWNS and ROSE MARIE DOWNS, as Trustees of the Declaration of THE GARY JAMES DOWNS and ROSE MARIE DOWNS 1996 FAMILY TRUST, Dated June 12, 1996

(GRANTOR),
does hereby grant, bargain, sell, and convey to MICHAEL JAMES DOWNS, a married man

(GRANTEE),
all that real property in the County of DOUGLAS, State of Nevada, being Assessor's Parcel Number 21-260-12, specifically described as:
(Continued)

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 July 31, 1998

STATE OF NEVADA)
)SS.
COUNTY OF DOUGLAS)

Gary J. Downs

GARY J. DOWNS
Rose Marie Downs

ROSE M. DOWNS

This instrument was acknowledged before me on July 31, 1998 by GARY J. DOWNS and ROSE M. DOWNS



MAIL TAX STATEMENT TO:
SAME AS ABOVE

Danielle E. Curtis

Notary Public

.....
FOR RECORDER'S USE

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

All that portion of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, more particularly described as follows:

COMMENCING at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 35; thence South 0° 00' 42" East, a distance of 508.90 feet to the True Point of Beginning, said point being identical with that described in the Deed from WALTER A. DOWNS, SR. and BESSIE M. DOWNS, to JERROLD O. LOWRY and IDA LOWRY dated July 1, 1965, in Book 33 Page, 285, of Official Records; thence continuing South 0° 00' 42" East, a distance of 30.00 feet; thence North 89° 58' 36" West, a distance of 125.46 feet; thence South 0° 00' 42" East, a distance of 173.60 feet; thence North 89° 58' 36" West, a distance of 302.43 feet; thence North 0° 01' 21" West, a distance of 203.60 feet; thence South 89° 58' 36" East, a distance of 427.93 feet to the Point of Beginning.

TOGETHER WITH Rights-of-Way for public roads or easements as contained in the that certain Dedication to the County of Douglas, State of Nevada, from Walter A. Downs, Sr. and Bessie M. Downs, recorded June 9, 1966, in Book 41, of Official Records, at Page 197, Douglas County, Nevada, as Document No. 32490.

A.P.N. 21-260-12



REQUESTED BY
WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 AUG 12 P12:25

0446948

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LINDA SLATER
RECORDER

\$8.00 PAID k2 DEPUTY