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

Escrow No. M77089DC
R.P.T.T. # 5 5 6

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 MICHAEL JAMES DOWNS (Who acquired Title as a married man)

(GRANTOR), does hereby grant, bargain, sell, and convey to MICHAEL JAMES DOWNS and HEIDI ANN DOWNS, husband and wife as joint tenants with right of survivorship

(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

MICHAEL JAMES DOWNS

STATE OF NEVADA

)

SS.

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

DANIELLE E. CURTIS
Notary Public - State of Nevada
Appointment Recorded in County of Douglas
My Appointment Expires Feb. 15, 2002

COUNTY OF DOUGLAS

MAIL TAX STATEMENT TO: SAME AS ABOVE

FOR RECORDER'S USE

Dany Public E. Curtis

0446949

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 fee; 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 P12:28

0446949 BK0898PG2572 LINDA SLATER
PAID DEPUTY