

GRANT, BARGAIN AND SALE DEED

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

VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN AND MARK E. AMODEI, Co-Trustees of THE JACOBSEN FAMILY RESIDUAL TRUST, DATED APRIL 13, 1982 as to a 50% interest and VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN AND MARK AMODEI, Co-Trustees of the JACOBSEN FAMILY SURVIVORS TRUST, DATED APRIL 13, 1992, as to 50% interest

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

GARDNERVILLE TOWN WATER COMPANY, a Nevada non-profit corporation

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number _____ specifically described as follows:

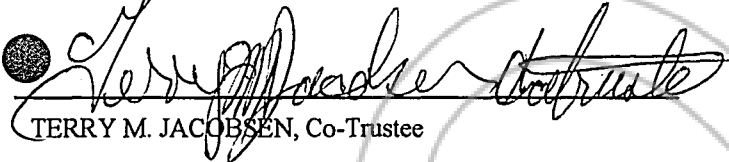
See Exhibit "A"

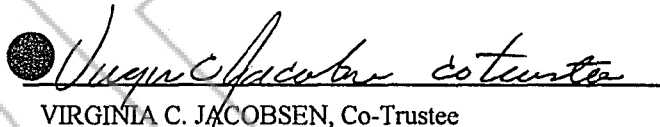
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION ~~AND EXHIBIT "B" FOR THE CERTIFICATE OF ACCURACY~~

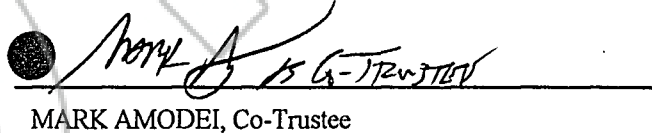
TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 7th day of October, 1998

VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN AND MARK E. AMODEI, Co-Trustees of THE JACOBSEN FAMILY RESIDUAL TRUST, DATED APRIL 13, 1982 as to a 50% interest and VIRGINIA C. JACOBSEN, TERRY M. JACOBSEN AND MARK AMODEI, Co-Trustees of the JACOBSEN FAMILY SURVIVORS TRUST, DATED APRIL 13, 1992, as to 50% interest


TERRY M. JACOBSEN, Co-Trustee

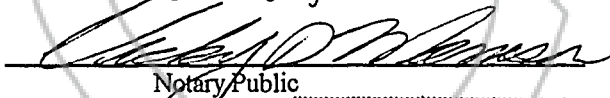

VIRGINIA C. JACOBSEN, Co-Trustee



MARK AMODEI, Co-Trustee

STATE OF NEVADA
COUNTY OF Douglas

On October 12, 1998 personally appeared before me, a Notary Public,
Terry M. Jacobsen and Virginia C. Jacobsen and Mark Amodei

who acknowledged that they executed the above instrument.


Notary Public


VICKY D. MORRISON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES NOV. 1, 1998

WHEN RECORDED MAIL TO:

Gardnerville Town Water Company
1390 Highway 395 North
Gardnerville, Nevada 89410

The grantor (s) declare:
Documentary transfer tax is Exempt. #2
computed on full value of property conveyed, or
computed on full value less value of liens and
encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

0451538
BK1098PG2117

EXHIBIT 'A'
DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Parcel 2, as set forth on Parcel Map LDA 98-009 for JACOBSEN FAMILY SURVIVORS/RESIDUAL TRUST, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on October 2, 1998, in Book 1098, Page 470, as Document No. 450962, Official Records.

A Portion of Assessor's Parcel No. 1220-03-000-008 (formerly 25-160-560)

COPY

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

'98 OCT 12 P4:55

0451538
BK 1098PG2118

LINDA SLATER
RECORDER
\$ 8.00 PAID *Al* DEPUTY