

Full Value Less Liens

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That

WALLER-FITCH GARDNERVILLE VENTURE, a California Limited Partnership

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

FITCH & COMPANY, INC., a Nevada Corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO WARRANTY, EXPRESSED OR IMPLIED, IS ASSURED AS TO THE REGULARITY OF THIS TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.
STEWART TITLE OF DOUGLAS COUNTY

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: September 14, 1998

WALLER-FITCH GARDNERVILLE VENTURE, a California Limited Partnership

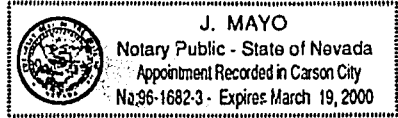
By: William C. Fitch
WILLIAM C. FITCH, General Partner

By: Bobby J. Waller
BOBBY J. WALLER, General Partner

STATE OF Nevada }
COUNTY OF Douglas } ss.

This instrument was acknowledged before me on 9/17/98,
by William C. Fitch

Signature J. Mayo
Notary Public



(This area above for official notarial seal)

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

0451748
BK1098PG2774

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Clara

On September 21, 1998 before me, TRUDI HARGER, notary public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Bobby J. Waller
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Trudi Harger
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

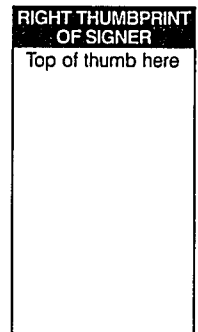
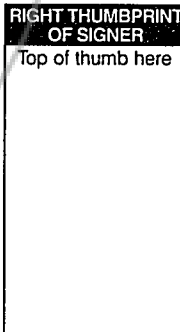
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer Is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 98071365

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

Lots 6, 7, 18, and 20, in Block A as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, Nevada on March 11, 1998 in Book 398, at Page 2283 as Document No. 434596, Official Records being a Boundary Line Adjustment of the map for GARDEN GLEN PATIO HOMES, a Planned Unit Development #2000, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 6, 1996, Book 696, Page 789, as Document No. 389450.

NEW APN 1320-32-812-006	OLD APN 25-800-33
1320-32-812-007	25-800-34
1320-32-812-018	25-800-41
1320-32-812-020	25-800-43

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

'98 OCT 14 P4:27

0451748

BK 1098 PG 2776

LINDA SLATER
RECORDER
\$ ^{9.00} PAID _{KG} DEPUTY