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R.P.T.T. \$0-EXEMPT #10

STEWART TITLE OF DOUGLAS COUNTY

ESCROW NO. 98020867A

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That STEVEN GRATHWOHL and VICTORIA THEILE-GRATHWOHL, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to VTG REAL ESTATE, LLC, A NEVADA LIMITED LIABILITY COMPANY

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: August 11, 1998

[Signature]
STEVEN GRATHWOHL
[Signature]
VICTORIA THEILE-GRATHWOHL

STATE OF NEVADA }
 } ss.
COUNTY OF DOUGLAS }



This instrument was acknowledged before me on 8/11/98,
by, STEVEN GRATHWOHL and VICTORIA
THEILE-GRATHWOHL

(This area above for official notarial seal)

Signature *[Signature]*
Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

VTG REAL ESTATE, LLC

P. O. BOX 2808

GARDNERVILLE, NV 89410

MAIL TAX STATEMENTS TO:

0452131

BK1098PG3972

LEGAL DESCRIPTION

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

Lot 106 as set forth on the final map of GENOA LAKES PHASE 3 UNIT 2, A Planned Unit Development, recorded May 1, 1995, in Book 595 of Official Records at Page 78, Douglas County, Nevada, as Document No. 361251

Assessors Parcel No. 17-402-29

EXCEPTING THEREFROM all that portion of Lot 106, as shown on aforesaid map described as follows:

A strip of land 3.50 feet in width lying southeasterly of, parallel with and adjacent to the North westerly line of said Lot 106.

Reference is hereby made to that certain Record of Survey for Genoa Lakes Venture, recorded September 16, 1997 in Book 997, Page 3168, Document No. 421820, Official Records.

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

'98 OCT 20 P4:22

0452131

LINDA SLATER
RECORDER

PAID *K2* DEPUTY

STEWART TITLE
Guaranty Company

BK 1098 PG 3973