WHEN RECORDED MAIL TO: KEITH CLUGAGE 3240 CONEJO LANE GARDNERVILLE, NV 89410

Escrow No. M77659DC R.P.T.T. 421.85 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 LESLIE M. DIXON AND ANN M. DIXON, husband and wife as joint tenants

(GRANTOR),

does hereby grant, bargain, sell, and convey to KEITH CLUGAGE, an unmarried man as his sole and separate property

(GRANTEE),

all that real property in the County of DOUGLAS State of Nevada, , specifically described as: being Assessor's Parcel Number 37-121-33 (Continued)

Together with all and singular tenements, the hereditaments appurtenances thereunto belonging or in anywise appertaining, reversions, remainders, rents, issues or profits thereof.

Dated November 10, 1998 70

STATE OF NEVADA

)SS.

COUNTY OF DOUGALS

This instrument was acknowledged before me on November 10, 1998 by LESLIE M. DIXON and ANN M. DIXON

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

MAIL TAX STATEMENT TO: SAME AS ABOVE

LESLIE M. DIXON

Notary Public

FOR RECORDER'S USE

0454675 BK 1 1 9 8 PG 5 0 1 4 All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel D as set forth on the Parcel Map for ED ROZNOWSKI, recorded February 13, 1978, in Book 278, Page 645, Document No. 17616, Official Records of Douglas County, State of Nevada, being a portion of the North 1/2 of Section 18, Township 10 North, Range 22 East, M. D. B. & M. and a portion of Parcel 10, as shown on Record of Survey recorded October 10, 1969, Document No. 45990, Official Records of Douglas County, State of Nevada.

TOGETHER WITH a non-exclusive right of way and easement for road and utility purposes on and over all the 60 foot access and utility easements shown on that certain Record of Survey filed October 10, 1969, File No. 45990.

Excepting therefrom coal and other minerals as shown in Patent Recorded October 19, 1927, in Book 3 of Patents at Page 129, Douglas County, Nevada Records.

A.P.N. 37-121-33



WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 NOV 20 P3:50

75 LINDA SLATER RECORDER \$.00 PAID 60 DEPUTY

0454675 BK1198PG5015