GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That TED S. SNYDER AND PATRICIA ANN SNYDER, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to PETER GRAVES AND JOAN GRAVES, husband and wife, as Community Property

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: November 11, 1998

PATRICIA ANN SNYDER

L. HENDRICK

93 - 2710 - 5

NOTARY PUBLIC - NEVADA

DOUGLAS COUNTY My appointment expires Apr. 29, 2001

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

SS.

TED S. SNYDER and PATRICIA

Signature

Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

MR. AND MRS. PETER GRAVES c/o Barman management company

SAME

9777 Wilshire Blvd. #815

Beverly Hills, CA 90212

0457064

RK 1298PG5163

(This area above for official notarial seal)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 98072221

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

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as situated in Section 24, Township 12 North, Range 20 East, M.D.B.&M., and being a portion of Lot 6, as shown on the AMENDED PLAT OF RUHENSTROTH SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873, more particularly described as follows:

Parcel B, as set forth on that certain Parcel Map for Phil Sullivan filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 16, 1980, in Book 680, Page 1330, as Document No. 45330.

A.P.N. 29-451-04

RESERVING THEREFROM a road and utility easement over and across the North 25 feet of said land.

TOGETHER with a non-exclusive easement for road and utility purposes over and across the North 25 feet of Parcel A as set forth on the Parcel Map here-in-above mentioned.

REQUESTED BY

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

'98 DEC 21 P4:45

0457064 BK 1298PG5164 LINDA SLATER
RECORDER

PAID DEPUTY