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After recordation, return Grant Deed  
and mail future property tax  
statements to the following address:  
Whear Family Investments, a Nevada  
limited partnership  
P. O. Box 250  
Minden, Nevada 89423

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R.P.T.T. \$ #8

GRANT DEED

Without consideration, Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Robert E. & Twyila S. Whear Family Trust Agreement dated July 16, 1982, hereby grant, bargain, and sell to Whear Family Investments, a Nevada limited partnership, the real property situated in Douglas County, Nevada, described as follows:

Parcel No. 1:

All that certain lot, piece or parcel of land situate in the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, in the County of Douglas, State of Nevada, described as follows:

BEGINNING at a point in the North line of said Section 17, from which point the North 1/4 corner of said Section bears North 89°32'00" West a distance of 1318.31 feet, said point being the Northeast corner of that certain parcel of land conveyed to Ray Charlebois, etux, by Deed recorded April 17, 1974, in Book 474, Page 408, Instrument No. 72732, Official Records; thence South 00°37'40" West along the East line of said parcel a distance of 895.03 feet to the point of beginning; thence continuing South 00°37'40" West, 429.97 feet; thence North 89°24'10" West a distance of 1320 feet; thence North 00°37'40" East a distance of 429.97 feet to the Northwest corner of the parcel; thence South 89°32'00" East a distance of 1319.52 feet to the POINT OF BEGINNING.

Further reference is made to Parcel Map for J. M. Ryan, recorded April 11, 1974, in Book 474, Page 253, in Document No. 72640.

Parcel No. 2:

A non-exclusive easement for ingress and egress and for the installation and maintenance of utility poles and lines to service the dominant tenement which easement is more particularly described as follows:

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BK 1298 PG 6590

The West fifty (50) feet of the North 895.03 feet of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada.

APN: 27-070-25

This conveyance is subject to the following liens and encumbrances:

1. The lien of general and special real property taxes and assessments for the fiscal year July 1, 1998, through June 30, 1999.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record.
3. The Deed of Trust dated August 14, 1992, executed by Robert E. Whear and Twyila S. Whear, husband and wife, as Trustors, to Western Title Company, Inc., as Trustee, for the benefit of Comstock Bank, as Beneficiary. The Deed of Trust was recorded August 27, 1992, as Document Number 286945, in Book 892, Page 4595, of Official Records of Douglas County, Nevada.

Dated this 20<sup>th</sup> day of December, 1998.


The Robert E. & Twyila S. Whear Family Trust

By Robert E. Whear Co-Trustee  
Robert E. Whear, Co-Trustee

By Twyila S. Whear Co-Trustee  
Twyila S. Whear, Co-Trustee

STATE OF NEVADA (E) )  
Douglas ) ss.  
COUNTY OF ~~WASHOE~~ )

This Grant Deed was acknowledged before me on December 29<sup>th</sup>, 1998, by Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Robert E. & Twyila S. Whear Family Trust Agreement dated July 16, 1982.

 RHONDA SHELTON  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 96-3654-5 - EXPIRES JULY 31, 2000

Rhonda Sheldon  
Notary Public

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WALTHER, KEY, MAUPIN, OATS, COX, KLAICH & LEGOVY, ATTORNEYS AT LAW, RENO, NEVADA

COPY

REQUESTED BY  
Robert Whear  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 DEC 29 P12:13

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LINDA SLATER  
RECORDER  
\$ 9.00 PAID Ka DEPUTY