

After recordation, return Grant Deed  
and mail future property tax state-  
ments to the following address:  
Quigley Investment Company  
c/o Joyce Quigley, General Partner  
2315 Crow's Nest Parkway  
Reno, Nevada 89509

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GRANT DEED

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

Without consideration, Joyce Quigley, as Trustee under The Joyce Quigley Family Trust Agreement (As Restated) dated November 20, 1989, hereby grants, bargains, and sells to Quigley Investment Company, a Nevada limited partnership, the real property situated in Douglas County, Nevada, described as follows:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Parcel 1, as set forth on Final Parcel Map FPM-2006 for Minden Ironwood Partners and Charles H. Paya filed for record in the office of the County Recorder of Douglas County, State of Nevada on October 24, 1995, in Book 1095, at Page 4104, as Document No. 373418.

APN: 1320-30-211-096

This conveyance is subject to the following liens and encumbrances:

1. The lien of 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.

This conveyance includes the tenements, hereditaments, and appurtenances of the real property, the tenant lease, and the rents, issues, and profits of the real property.

This conveyance is effective as of 12:01 a.m., P.S.T., January 1, 1999.

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Dated this 4th day of January, 1999.

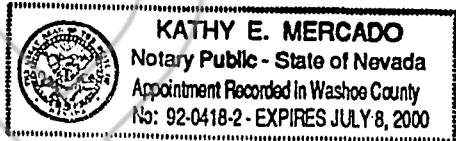
The Joyce Quigley Family Trust

By Joyce Quigley  
Joyce Quigley, Trustee

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

This Grant Deed was acknowledged before me on January 4, 1999, by Joyce Quigley, as Trustee under The Joyce Quigley Family Trust Agreement (As Restated) dated November 20, 1989.

Kathy E. Mercado  
Notary Public



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

REQUESTED BY  
Ernest J. Maupin Esq  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'99 JAN 14 AIO:11

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LINDA SLATER  
RECORDER  
\$8.00 PAID 2 DEPUTY