

R.P.T.T. \$200.85
Full Value

ESCROW NO. 98010372

CORPORATION GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That
WESTERN NEVADA PROPERTIES, INC., A NEVADA CORPORATION

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
MARIE W. DUNCAN, AN UNMARRIED WOMAN

and to the heirs and assigns of such Grantee forever, all that real property situated in the
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: January 25, 1999 WESTERN NEVADA PROPERTIES
A NEVADA CORPORATION

BY: Andrew W. Mitchell
ANDREW W. MITCHELL
VICE PRESIDENT

BY: _____

STATE OF Nevada }
COUNTY OF DOUGLAS } ss.



This instrument was acknowledged before me on 1-29-99,
by ANDREW W. MITCHELL

Signature Maryann Begovich
Notary Public
RECORDING REQUESTED BY:

STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MARIE W. DUNCAN
1127 WHITE OAK LOOP
MINDEN, NV 89423

MAIL TAX STATEMENTS TO:
| SAME

(This area above for official notarial seal)

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EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 98010372

Parcel 1:

Unit 311 as shown on that certain Record of Survey filed for record in the Office of the County Recorder of Douglas County, Nevada on June 9, 1997 in Book 697, at Page 1495 as Document No. 414454, Official Records being a Boundary Line Adjustment of the Final Map No. 1008-7A for WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, filed for record in the Office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195, Page 2675, Document No. 374950, Official Records.

Assessors Parcel No. 1320-39-111-028

Parcel 2:

A non-exclusive easement for use, enjoyment ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

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

'99 JAN 29 P3:25

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LINDA SLATER
CO-RECORDER
S. S. PAID *K2* DEPUTY