GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That DAVID W. FAIRBANK and DARLENE E. FAIRBANK

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to FAIRBANK FAMILY 1996 TRUST

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area State of Nevada, bounded and described as follows: County of DOUGLAS 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.

June 08, 1998 DATE:

leve E. Fairbank

Nevada STATE OF

COUNTY OF DOUGLAS

This instrument was acknowledged before me on Januar by. DAVID W. FAIRBANK and DARLENE E.

FAIRBANK

(This area above for official notarial seal)

Signature

RECORDING REQUESTED BY:

DAVID FAIRBANK

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

SAME

DAVID FAIRBANK

P.O. BOX 10526

ZEPHYR COVE, NV 89448

CHARLENE F. PUSEY Notary Public - State of Nevada Appointment Recorded in Douglas County No: 93-4992-5 - Expires November 8, 2001

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"EXHIBIT A"

LEGAL DESCRIPTION

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

PARCEL NO. 1

Lot 91, as shown on the official plat of PINEWILD UNIT NO. 2, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

Assessor's Parcel No. 05-212-40

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

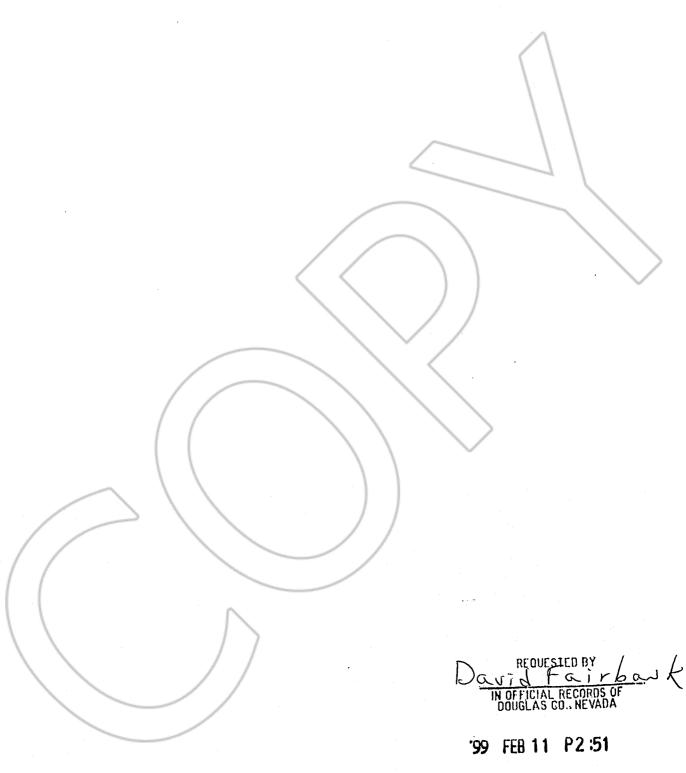
PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility service, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions, and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

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LINDA SLATER
RECORDER
PAID DEPUTY