## GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That WENDY A. SCHOPF, a married woman who acquired title as WENDY A. AUSLEN, a single woman, CAROL S. AUSLEN, SUCCESSOR TRUSTEE OF THE RICHARD AND CAROL AUSLEN FAMILY TRUST DATED SEPTEMBER 23, 1991, as to PARCEL 1 AND AND CAROL S. AUSLEN, SUCCESSOR TRUSTEE OF THE RICHARD AND CAROL AUSLEN FAMILY TRUST DATED SEPTEMBER 23, 1991 AND JOHN A. SCHOPF JR. AND WENDY A. SCHOPF, husband and wife as joint tenants as their interests appear of record as to PARCEL 2

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

JERRY F. ROSENSTOCK, an unmarried man

and to the heirs and assigns 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	
DATE: February 26, 1999	
Carold. ausler, Trustie If Ill field	
CAROL S. AUSLEN, SUCCESSOR TRUSTEE JOHN A. SCHOOF TR.	
WENDY A. SCHOPF	
STATE OF NEVADA )	
ss.	
COUNTY OF DOUGLAS )	
7 1-66	-
This instrument was acknowledged before me on $3-1-90$ by	
Signature All Machelle	
Notary Public L. HENDRICK	~
93 - 2710 - 5	
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WHEN RECORDED MAIL TO:

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

JERRY F. ROSENSTOCK 7754 A Balboa Blvd. Van Nuys, CA 91406 SAME

0462414 BK0399PG0570

My appointment expires Apr. 29, 2001

GRANT, BARGAIN AND SALE DEED - Continued: ESCROW NO.: 98071434 JERRY F. ROSENSTOCK SAME 7754 A BALBOA BLVD VAN NUYS, CA 91406 **COUNTY OF** L. HENDRICK 93-2710-5 NOTARY PUBLIC - NEVADA Notary Public DOUGLAS COUNTY appointment expires Apr. 29, 2001 STATE OF Ne vada COUNTY OF DOUG 185 HANNAH R. KOLZ

Notary Public - State of Nevada Appointment Recorded in Douglas County No: 94-5699-2 - EXPIRES NOV. 15, 2002

> 0462414 BKO399PGO571

Notary Public

## LEGAL DESCRIPTION

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

## Parcel 1:

Parcel A-1, as set forth on the Parcel Map for KEITH CORNFORTH and MARTHA E. CORNFORTH, being a portion of the Northwest 1/4 of the Southeast 1/4, Section 30, Township 13 North, Range 20 East, M.D.B. & M., recorded October 14, 1983, in Book 1083, Page 2459, Document No. 89466, Official Records of Douglas County, State of Nevada.

TOGETHER WITH a parcel of land located within a portion of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, described as follows:

Commencing at a point on the Easterly right-of-way of U.S. 395 as shown on the State of Nevada, Department of Transportation R/W Plans for Project No. F-395-1 (3) and dated August, 1985, from which the South quarter corner of Section 30, T.13N., R.20E, M.D.B.&M., bears South 16°13'35" West, 2230.45 feet, thence along with Easterly right-of-way of U.S. 395 along the arc of a curve to the left, having a delta angle of 6°23'02", radius of 1500.00 feet and an arc length of 167.13 feet to THE POINT OF BEGINNING: thence North 27°58'16" East, 234.60 feet; thence South 61°59'00" East, 171.92 feet; thence South 29°11'04" West, 265.28 feet more or less to the Easterly right-of-way of U.S. 395; thence along said right-of-way North 56°53'20" West, 165.60 feet; thence continuing North 29°12'11" East, 15.06; thence along the arc of a curve to the right, non-tangent to the preceding course, having a delta angle of 00°04'14", radius of 1500.00 feet and an arc length of 1.85 feet to THE POINT OF BEGINNING, as contained in document which recorded on February 23, 1987, in Book 287, at Page 2213, as Document No. 150446, of Official Records, Douglas County, Nevada.

EXCEPTING THEREFROM all that portion of said land granted to the STATE OF NEVADA in Deed recorded January 31, 1986, in Book 186, Page 2797, Document No. 130271 of Official Records.

NEW APN 1320-30-702-016 OLD APN 25-030-48

Continued on next page

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## Parcel 2:

Parcel A-2, as set forth on the Parcel Map for KEITH CORNFORTH and MARTHA E. CORNFORTH, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M., recorded October 14, 1983, in Book 1083, Page 2459, Document No. 89466, Official Records of Douglas County, State of Nevada.

EXCEPTING THEREFROM, a Parcel of land located within a portion of the Northwest one-quarter (NW1/4) of the Southeast one-half (SE1/2) of Section 30, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at a point on the Easterly right-of-way of U.S. 395 as shown on the State of Nevada, Department of Transportation R/W Plans for Project No. F-395-1 (3) and dated August, 1985, from which the South one-quarter corner of Section 30, T.13N., R.20E., M.D.B.&M., bears South 16°13'35" West, 2230.45 feet, THE POINT OF BEGINNING; thence along the Westerly line of said Parcel A-2 North 42°58'46" East, 197.78 feet; thence South 61°59'00" East, 110.08 feet; thence South 27°58'16" West, 234.60 feet more or less to the Easterly right-of-way of U.S. 395; thence along the arc of a curve to the right, non-tangent to the preceding course, having a delta angle of 6°23'02", radius of 1500.00 feet and an arc length of 167.13 feet to THE POINT OF BEGINNING, as contained in Document which recorded on February 23, 1987, in Book 287 at Page 2211, as Document No. 150445, of Official Records, Douglas County, Nevada.

FURTHER EXCEPTING THEREFROM all that portion of said land granted to the STATE OF NEVADA in Deed recorded January 31, 1986, in Book 186, Page 2799, Document No. 130272 of Official Records.

NEW APN 1320-30-702-017

OLD APN 25-030-30

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

'99 MAR -1 P4:51

0462414 BK0399PG0573 LINDA SLATER
RECORDER

S / O PAID DEPUTY