99070308 ESCROW NO.

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That BRUCE O. CRAMER AND RUTH E. CRAMER, husband and wife

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to MICHAEL W. PHILIPS AND ANNETTE S. PHILIPS, husband and wife as Joint Tenants

and to the heirs and assigns of 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

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.

February 19, 1999 DATE:

Nevada STATE OF COUNTY OF_DOUGLAS

This instrument was acknowledged before me on BRUCE O. CRAMER and RUTH

Signature Notary Public (

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

SAME

MR. AND MR. PHILIPS 1501 Circle Drive

Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

BRANDY L. AHLERS Commission # 1157236 Notary Public - California **Ventura** County My Comm. Expires Sep 29, 2001

(This area above for official notarial seal)

0462510 BK0399PG0867 Order No.: 99070308

LEGAL DESCRIPTION

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

A piece or parcel of land known as "Barn Lot" and lying in a portion of the Southwest one-quarter of the Southwest one-quarter of Section 33, Township 13 North, Range 20 East, M.D.B.&M., in the Town of Gardnerville, and being more particularly described as follows: to-wit:

BEGINNING at a point at the Northeasterly corner of the parcel, on the Southerly 30 foot right of way line of School Street (now Gilman Avenue) and being 32.50 feet from the center line of the State Highway as constructed in 1936, said point being South 44°41' West 723.70 feet and South 45°20' East 30.00 feet from the established Town Monument located at the original intersection of Main and School Streets in the Town of Gardnerville; thence from the point of beginning South 45°20' East, a distance of 249.00 feet to a point at the Southeast corner of the parcel; thence South 44°24' West a distance of 55.56 feet to a point on the Township line and South line of said Section 33; thence South 89°38' West along the Township line and Section line a distance of 243.30 feet to a point at the Southwest corner of the parcel, to the State Highway right of way line; thence North 1°33'30" West, along the highway right of way line, a distance of 18.00 feet to a point; thence from a tangent which is the last described course curving to the right along the highway right of way line with a radius of 225.00 feet through an angle of 34°13' an arc distance of 134.37 feet to a point of intersection with the right of way line of School Street; thence North 44°40' West along the School Street right of way line a distance of 99.60 feet to the Point of Beginning.

All bearings of the parcel survey are correlated with the center line of the highway (North 44°45'30" East) on Gilman Avenue, and the Town Monument at the intersection of Main Street and Gilman Avenue is South 45°14'30" East, a distance of 1.37 feet from the center line of said avenue produced.

APN 1320-33-401-001

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property".

0462510

STEWART TITLE



0462510 BK0399PG0869 LINDA SLATER
RECORDER
PAID DEPUTY

MAR -2 P4:13