

After recordation, return Gift Deed
and mail future property tax state-
ments to the following address:

Robert E. Whear and Twyila S.
Whear, Co-Trustees
The Robert E. Whear and Twyila S.
Whear Family Trust
P. O. Box 250
Minden, Nevada 89423-0250

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

GIFT DEED

As a gift and without any consideration, Robert E. Whear and Twyila S. Whear, as Co-Trustees of The Robert E. & Twyila S. Whear Family Trust under the Trust Agreement dated July 16, 1982, as amended, hereby grant, bargain, and sell to Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Robert E. Whear Gardnerville Residence Trust Agreement of this same date, as to an undivided one-half (1/2) interest, and to Robert E. Whear and Twyila S. Whear, as Co-Trustees under The Twyila S. Whear Gardnerville Residence Trust Agreement of this same date, as to an undivided one-half (1/2) interest, as tenants in common, the real property situated in Gardnerville, Douglas County, Nevada, described as follows:

PARCEL 1:

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 17, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, more particularly described as follows:

Commencing at the North one-quarter (N 1/4) corner of Section 17, Township 12 North, Range 20 East, M.D.B. & M.; thence along the North line of said Section 17, South 89°32'00" East, 1,318.31 feet to the Northeast corner of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter of the Northeast one-quarter (NE 1/4) of said Section 17; thence South 00°37'40" West, 895.03 feet to the Southeast corner of said parcel, THE TRUE POINT OF BEGINNING; thence North 89°24'10" West, 486.67 feet; thence North 00°37'40" East, 267.38 feet; thence South 89°32'00" East, 486.67 feet; thence South 00°37'40" West, 268.49 feet to THE POINT OF BEGINNING.

PARCEL 2:

A non-exclusive easement for ingress and egress and for the installation and maintenance of utility poles and lines to service the dominant tenement which easement is more particularly described as follows:

The West fifty (50) feet of the North 895.03 feet of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada.

APN: 27-070-300

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.

3. The Deed of Trust dated August 14, 1992, executed by Robert E. Whear and Twyila S. Whear, husband and wife, as Trustors, to Western Title Company, Inc., as Trustee, for the benefit of Comstock Bank, as Beneficiary. The Deed of Trust was recorded August 27, 1992, as Document Number 286945, in Book 892, Page 4595, of Official Records of Douglas County, Nevada.

This conveyance includes all water and water rights appurtenant to the real property.

Dated this 13th day of April, 1999.

The Robert E. & Twyila S.
Whear Family Trust

By Robert E. Whear Co-Trustee
Robert E. Whear, Co-Trustee

By Twyila S. Whear Co-Trustee
Twyila S. Whear, Co-Trustee

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BK0499PG2948

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

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This Gift Deed was acknowledged before me on April 12, 1999, by Robert E. Whear and Twyila S. Whear, as Co-Trustees of The Robert E. & Twyila S. Whear Family Trust Agreement dated July 16, 1982, as amended.

Kathy E. Mercado
Notary Public



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

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REQUESTED BY
Walther Key et al
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 APR 15 P2:11

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3.

LINDA SLATER
RECORDER
\$9.00 PAID Key DEPUTY