ESCROW NO.	98012374

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 ROY C. ZIMMERMANN and JO ANN ZIMMERMANN, husband and wife as joint tenants

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: March 29, 1999

WESTERN NEVADA PROPERTIES, INC.

A NEVADA CORPORATION

ANDREW W. MITCHELI

VICE PRESIDENT

BY:____

STATE OF Nevada : } ss.

COUNTY OF DOUGLAS }

This instrument was acknowledged before me on 4 - 2 - 99 by, ANDREW W. MITCHELL

Signature Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

MR. & MRS. ZIMMERMANN 1129 WHITE OAK LOOP MINDEN, NV 89423 SAME



(This area above for official notarial seal)

0467048 BK0499PG6886

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 98012374

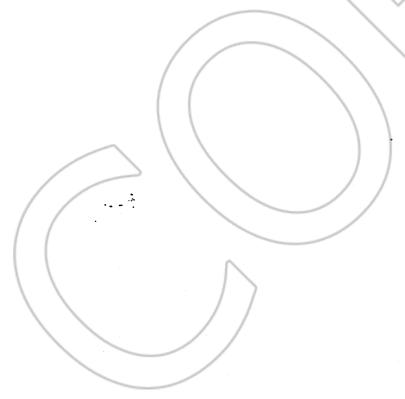
Parcel 1:

Unit 312 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. 1320-29-111-027

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 DOLIGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO... NEVADA

'99 APR 30 P3:28

0467048 BK0499PG6887 LINDA SLATER
RECORDER
SPAID DEPUTY