WHEN RECORDED MAIL TO:

FITCH & COMPANY 16696 CYPRESS WAY LOS GATOS, CA 95032

CORPORATION GRANT DEED

Order No. 81083 KTK

Escrow No. R.P.T.T. -0-

Based on full value Based on full value

less liens

THIS INDENTURE WITNESSETH:

That for a valuable consideration, receipt of which is hereby acknowledged, WALLER/FITCH GARDNERVILLE VENTURE, a California Limited Partnership

(GRANTOR), a corporation organized and existing under the laws of the State of Nevada does hereby grant, bargain, sell, and convey to FITCH & COMPANY, INC. A NEVADA CORPORATION

(GRANTEE), all that real property in the County of DOUGLAS , State of Nevada, being Assessor's Parcel Number /320-32-812 -019 , specifically described as: All that certain lot, piece or parcel of land situate in the County of Douglas; State of Nevada, described as follows:

THIS DOCUMENT IS RECORDED AS AN ACCOMODATION ONLY and without liability for the consideration therefor; or as to the validity or sufficiency of said instrument or for the effect of such recording on the title of the property involved.

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.

Dated

California

STATE OF NEVADA

)ss.

County of Santa Clara

This document was acknowledged

before me on May 7, 1999

Babble J. Waller and William C. Fitch as Commission # 1104544

of exp. July 2, 2000

MICHELE A. LANE
Commission # 1104544
Notary Public — Colfornia
Santo Clara County
My Comm. Expires Jul 2, 2000

Public

MAIL TAX STATEMENT TO: SAME AS ABOVE

LIMITED PARTHERSHUP

WALLER-FITCH GARDNERVILLE VENTURE, a California

BY: WILLIAM C. FITCH, GENERAL PARTNER

Waller

FOR RECORDER'S USE

0467758

Legal Description

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, MDB, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at an angle point on the Northerly line of Revised Lot 19, said point bears N. 81°18'13" W. 81.68 feet from the centerline end of curve, C 14 of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8 rebar with aluminum cap stamped PLS 6497 inside of a survey well;

thence S. 65°12'12" E., 20.00 feet;

thence S. 24°47'48" W., 58.00 feet,

thence N. 65°12'12" W., 35.00 feet,

thence N. 24°47'48" E., 49.00 feet,

thence S. 65°12'12" E., 15.00 feet,

thence N. 24°47'48" E., 9.00 feet to the POINT OF BEGINNING.

A.P.N. 1320-32-812-019

WESTERN TITLE COMPANY, INC.

IN OFFICIAL RECORDS OF DOUGLAS CO., NEVADA

99 MAY 11 P3:55

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