

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

R G R PROPERTIES, INC., a Nevada Corporation

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to

KAP INVESTMENTS, a Nevada General Partnership

all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number **1220-03-411-005**, specifically described as follows:

Lot 5, in Block A, as shown on the Final Map of SOUTHGATE SERVICE PARK ONE, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1991, as Document No. 252109.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

WITNESS my hand this 19 day of May, 1999

R G R PROPERTIES, INC., a Nevada Corporation

[Signature]
GARY A. PETERSON, Vice President

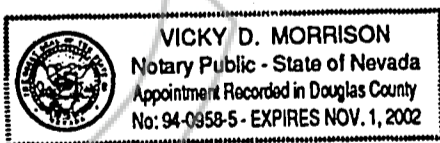
[Signature]
RICHARD L. CLARK, Secretary/Treasurer

STATE OF NEVADA
COUNTY OF Douglas

On May 27, 1997 personally appeared before me, a Notary Public, Gary A. Peterson as Vice President of RGR Properties, Inc., a Nevada Corporation and Richard L. Clark Secretary/Treasurer of RGR Properties, Inc., a Nevada Corporation

who acknowledged that they executed the above instrument.

[Signature]
Notary Public



WHEN RECORDED MAIL TO:

KAP Investments
1228 Pep Circle
Gardnerville, Nevada 89410

The grantor (s) declare:
Documentary transfer tax is \$ 325.00
(X) computed on full value of property conveyed, or
computed on full value less value of liens and
encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

REQUESTED BY
MARGUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 MAY 28 P2:06

0469188
BK0599PG6139

LINDA SLATER
RECORDER
\$ 7.00 PAID KZ DEPUTY