

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That **JANICE F. FRAYO**, a married woman and spouse of within Grantee

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **ANDREW N. FRAYO**, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all that real property situated in the City of GARDNERVILLE County of DOUGLAS State of Nevada, bounded and described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY...

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

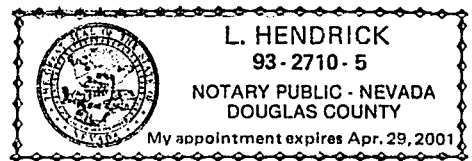
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **May 25, 1999**



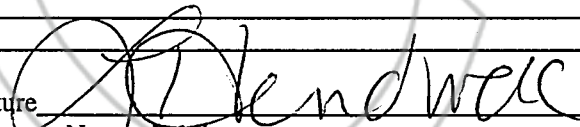
JANICE F. FRAYO

STATE OF Nevada }
 } ss.
COUNTY OF DOUGLAS }



This instrument was acknowledged before me on 6-3-99,
by JANICE F. FRAYO

(This area above for official notarial seal)

Signature 

L. Hendrick
Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

GRANTEE

1650 N. LUCERNE
MINDEN, NV 89423

MAIL TAX STATEMENTS TO:

| **SAME**

0469759

BK0699PG1449

ASSESSOR'S PARCEL NUMBER 35-210-16

DESCRIPTION OF ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND BEING A PORTION OF SECTION 9, T.11N., R.21E., M.D.B. & M., DOUGLAS COUNTY NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/16TH CORNER, COMMON TO SECTIONS 4 AND 9, T.11N., R.21E., M.D.B. & M.; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 01°50'12" W, 240.84 FEET; THENCE S 60°35'31" W, 1372.63 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395; THENCE ALONG SAID U.S. HIGHWAY 395 FROM A TANGENT BEARING OF N 28°33'35" W ALONG A CURVE TO THE LEFT WITH A RADIUS OF 3075.00 FEET; A TANGENT LENGTH OF 112.56 FEET, A DELTA ANGLE OF 04°11'33" AND AN ARC LENGTH OF 225.01 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N 54°44'13" E, 547.48 FEET; THENCE N 00°18'20" E, 360.89 FEET; THENCE N 87°05'14" E, 870.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 11.80 ACRES MORE, OR LESS.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395, AS ESTABLISHED FROM FOUND NDOT RIGHT OF WAY MONUMENTS AND SHOWN ON THE MAP RECORDED AS DOCUMENT NO. 306792, DOUGLAS COUNTY RECORDS.
(N 33°41'00" W)

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'99 JUN -7 P2:55

0469759

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LINDA SLATER
RECORDER

PAID DEPUTY