ESCROW NO. 99071225

## GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That JANICE M. FREEMAN, TRUSTEE OF THE CECIL AND ELTA FAIRCHILD FAMILY TRUST B, ESTABLISHED JUNE 17, 1996

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to TOM CHRISTENSEN AND KIM CHRISTENSEN, HUSBAND AND WIFE, AS JOINT TENANTS

and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area 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: July 09, 1999

JANICE M. FREEMAN, TRUSTEE OF THE CECIL AND ELTA FAIRCHILD FAMILY TRUST B, ESTABLISHED JUNE 17, 1996

STATE OF <u>California</u> } ss COUNTY OF <u>Sacramento</u> }

This instrument was acknowledged before me on July 14,1999

by, Janice M. Freeman, Trustee of the Cecil and Elta Fairchild Family Trust B.

established June 17, 1996

Signature Michelle Bowers

Notary Public Michelle Bower

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

GRANTEE

SAME

P. O. BOX 189
GARDNERVILLE, NV 89410

0472588

MICHELLE BOWERS COMM. #1070314 TARY PUBLIC - CALIFORNIA

SACRAMENTO COUNTY
My Comm. Expires AUG. 27, 1999

(This area above for official notarial seal)

BK0799PG2729

## EXHIBIT "A"

## LEGAL DESCRIPTION

ESCROW NO.: 99071225

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

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

That portion of the Southwest quarter of the Northwest quarter of Section 3, Township 12 North, Range 19 East, M.D.B.& M., particularly described as follows:

Beginning at a point in the West line of said Section 3, from which point, the quarter section corner common to said Section 3 and to Section 4 in said Township and Range bears South 00°12' West a distance of 260.00 feet; thence from the point of beginning North 00°12' East along the West line of said Section 3 a distance of 473.18 feet to a point at the Northwest corner of the property conveyed to Denton A. Fricke, et al, recorded May 31, 1962, in Book 11 of official records at Page 789, Douglas County, Nevada records; thence South 89°48'00" East along the North line of the property conveyed to said Fricke, a distance of 635.45 feet to a point on the Westerly right of way line of Foothill Road, (F.A.S. 554); thence South 18°39'00" East along said right of way line a distance of 15.85 feet to a point; thence North 89°48'00" West a distance of 384.65 feet to a point; thence South 00°12'00" West a distance of 458.18 feet to a point in the South line of the parcel of land conveyed to said Denton A. Fricke, et al; thence North 89°48'00" West along said South line a distance of 255.92 feet to the point of beginning.

## EXCEPTING THEREFROM:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 12, North, Range 19 East, M.D.M. Douglas County, Nevada and more particularly described as follows:

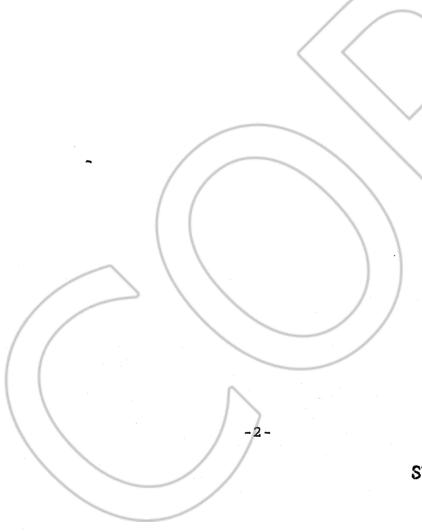
Continued on next page

-1-

0472588 BK0799PG2730 Commencing at the Southwest corner of Parcel 1 as shown on aforesaid Record of Survey which point is the TRUE POINT OF BEGINNING; thence along the Westerly line of said Parcel 1 North 00°12′00" East a distance of 100.00 feet; thence leaving said line North 89°50′10" West a distance of 30.00 feet; thence South 00°12′00" West a distance of 100.00 feet to the Southerly line of the aforesaid Fairchild property; thence South 89°50′10" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

APN 19-042-33

Reference is made to Record of Survey supporting a Boundary Line Adjustment filed for record June 22, 1993 in Book 693, at Page 4674, as Document No. 310417, Official Records of Douglas County, Nevada.



STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CD. NEVADA

'99 JUL 16 A11:10

0472588 BK0799PG2731 LINDA SLATER
RECORDER
S\_\_\_PAID K\_2 DEPUTY