

A.P. No. 05-090-160
Escrow No. 1999-11365-RCM
R.P.T.T. \$169.20 169.65 *ed*

WHEN RECORDED MAIL TO:

Mr. Douglas P. Nelson
P.O. Box 10042
Zeph6r Cove, NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

GEORGE R. KUCERA, an unmarried man and ZEPHYR REALTY GROUP L.L.C., A Nevada Limited Liability Company

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

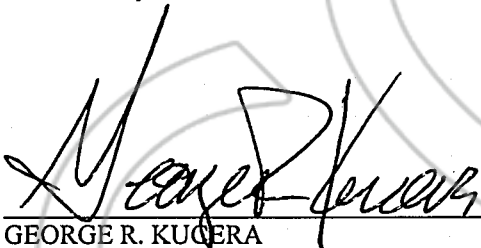
DOUGLAS PETER NELSON, a single man

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

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

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

Date July 23, 1999



GEORGE R. KUCERA

State of Nevada
County of Washoe

ZEPHYR REALTY GROUP L.L.C.

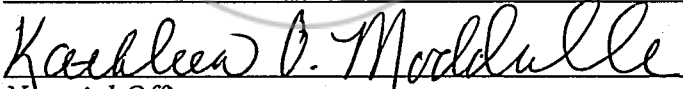


BY: DARREN K. PROULX



This instrument was acknowledged before me on July 26, 1999, by

GEORGE R. KUCERA AND DARREN K. PROULX



Notarial Officer

0473307

BK0799PG4748

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Triangular lot in Block F of ZEPHYR COVE PROPERTY in Section 10, Township 13 North, Range 18 East M.D.B. & M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Property in Section 10, Township 13 North, Range 18 East" which was filed for record August 4, 1929 with Josephine L. Kotz, County Recorder, Douglas County, Nevada, after being approved by the Board of County Commissioners of Douglas County, Nevada, on the same day; said Triangular lot in Block F bounded on two sides by the Old Lincoln Highway and Lakeview Boulevard., and on the West side by a line running practically North and South, which is a continuation of the line forming the East Boundary of lot 9 in the same Block, the line running from Lakeview Boulevard. to the old road called Lincoln Highway, as shown on Map.

EXCEPTING THEREFROM being that certain lot or parcel of land lying in a portion of Block "F" as shown on the Amended Map of ZEPHYR COVE PROPERTIES SUBDIVISION at Lake Tahoe, and which Map is made of record at the Courthouse in Minden, Douglas County, Nevada, said parcel being more particularly described by Metes and Bounds as follows, to wit:

Beginning at a Point at The Northwest Corner of the parcel and on the Southwesterly right of way line of Lakeview Boulevard., said point being further described as bearing South $50^{\circ} 06'$ East, a distance of 190.70 feet and South $46^{\circ} 25'$ East, a distance of 113.40 feet from the Northeast Corner of Lot 14, Block "F" of said Zephyr Cove Properties Subdivision; thence from the point of Beginning South $46^{\circ} 25'$ East along the Southwesterly side of Lakeview Boulevard. A distance of 43.80 feet to a point; thence South $68^{\circ} 44'$ East along the Southerly side of said Blvd. A distance of 150.00 feet to a point at the intersection of said Lakeview Boulevard. With the North side of the Old Lincoln Highway; thence North $88^{\circ} 27'$ West, along the North side of said Lincoln Highway a distance of 87.40 feet to a point; thence North $81^{\circ} 08'$ West along the North side of said Lincoln Highway a distance of 88.60 feet to a point at the Southwest Corner of the parcel; thence North $2^{\circ} 51'$ East along the West side of the parcel a distance of 69.40 feet to the POINT OF BEGINNING.

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER

\$ 800 PAID *Bh* DEPUTY