ESCROW NO. 99071223

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That JESS K. PIETRZAK AND ROI M. PIETRZAK, HUSBAND AND WIFE

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JESS K. PIETRZAK AND ROI M. PIETRZAK, 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:

LEGAL DESCPRIPTION MARKED AS EXHIBIT "A" AND EXHIBIT "B"

IS ATTACHED HERETO AND MADE A PART HEREOF.

THIS INSTRUMENT IS BEING RECORDED IN ORDER TO ADJUST THE COMMON BOUNDARY LINES OF TWO CONTIGUOUS PARCELS OF LAND WHICH ARE DIVIDED BY A PUBLIC ROAD RIGHT OF WAY.

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: August 12, 1999

JESS K. PIETRZAK

ROI M. PIETRZAK

STATE OF Nevada

COUNTY OF DOUGLAS

7---- 10 1000

This instrument was acknowledged before me on Aug 12, 1999, by. JESS K. PIETRZAK and ROI M. PIETRZAK

SS.

Signature Allows

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

MR. AND MRS. JESS PIETRZAK SAME

P. O. BOX 969

MINDEN, NV 89423

J. MAYO

Notary Public - State of Nevada

Appointment Recorded in Carson City

No.96-1692-3 - Expires March 19, 2000

(This area above for official notarial seal)

STATE OF Alvada) SS.	
This instrument was acknowledged before me on	august 12
L. HENDRICK 93-2710-5 NOTARY PUBLIC - NEVADA DOUGLAS COUNTY	otary Public
My appointment expires Apr. 29, 2001	
	0474794
	BK 0 8 9 9 PG 3 4 2 0

LEGAL DESCRIPTION

of APN 23-260-88 The westerly portion of Parcel 3-A

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of Section 34, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel 3-A as shown on the Parcel Map for William C. Adams and June R. Adams, filed for record in Book 184, at page 5480 as document number 95192, Official Records of Douglas County, Nevada described as follows:

Commencing at the southwest corner of Parcel 3-A as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING; thence along the western boundary line of said Parcel 3-A

North 00°30' 42" West a distance of 302.75 feet to the northwest corner of said Parcel 3-A; thence along the northern boundary line of said Parcel 3-A North 89°29' 00" East a distance of 49.87 feet to a point on the Old Virginia Ditch easement; thence continuing along said northern boundary line North 89°41' 53" East a distance of 203.65 feet to a point on the centerline of Orchard Road as shown on aforesaid map; thence along said centerline South 19°04' 28" East a distance of 251.39 feet to an angle point; thence continuing along said centerline

South 22°05' 55" East a distance of 69.91 feet to a point on the southern boundary line of aforesaid Parcel 3-A; thence along said southern boundary line South 89°42' 02" West a distance of 308.97 feet to a point on the Old Virginia Ditch easement; thence continuing along said southern boundary line South 89°40' 23" West a distance of 50.29 feet to the southeast corner of said Parcel 3-A

and the TRUE POINT OF BEGINNING and containing 2.12 acres more or less.

Subject to all of the easements affecting the above described parcel as shown on the aforesaid map, which includes a 25 foot public access easement lying southerly and westerly of the centerline of Orchard Road as shown on aforesaid map.

The Basis of Bearing for this legal description in the south line of Parcel 3-A which bears N 89°42′02″ E as shown on the Parcel Map for William C. Adams and June R. Adams, filed for record in Book 184, at page 5480 as document number 95192, Official Records of Douglas County, Nevada.

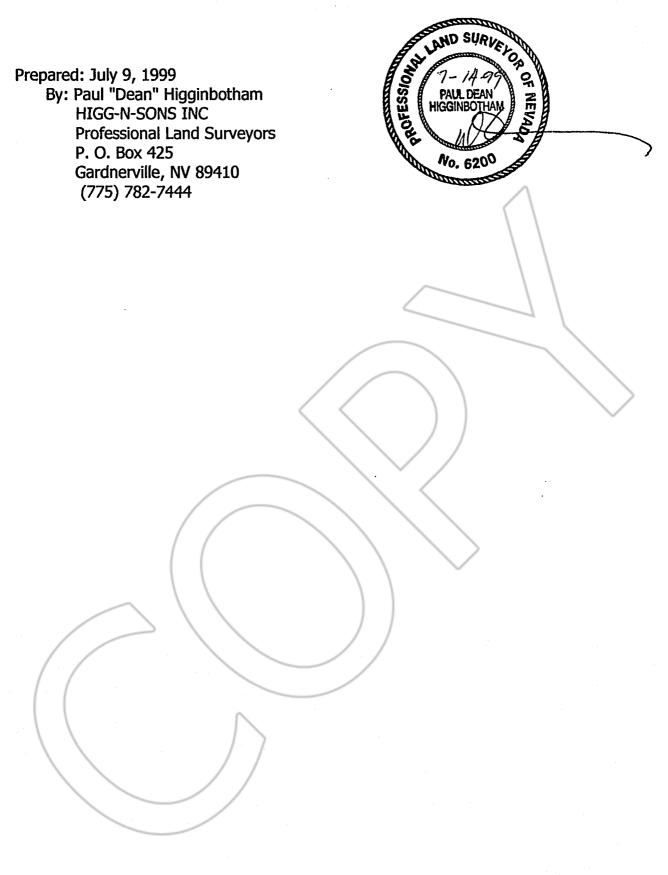


EXHIBIT "B"

LEGAL DESCRIPTION

Of

APN 23-260-89
The easterly portion of Parcel 3-A

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of Section 34, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel 3-A as shown on the Parcel Map for William C. Adams and June R. Adams, filed for record in Book 184, at page 5480 as document number 95192, Official Records of Douglas County, Nevada described as follows:

Commencing at the southeast corner of Parcel 3-A as shown on aforesaid map, which point is the TRUE POINT OF BEGINNING; thence along the southern boundary line of said Parcel 3-A

North 89°42′ 02″ West a distance of 463.44 feet to a point on the centerline of Orchard Road as shown on aforesaid map; thence along said center line

North 22°05' 55" West a distance of 69.91 feet to an angle point; thence continuing along said centerline

North 19°04' 28" West a distance of 251.39 feet to a point on the northern boundary line of aforesaid Parcel 3-A; thence along said northern boundary line

North 89°41' 53" East a distance of 534.30 feet to the northeast corner of said Parcel 3-A; thence along the eastern boundary line of said Parcel 3-A

South 07°04' 41" East a distance of 305.08 feet to the southeast corner of Parcel 3-A and the TRUE POINT OF BEGINNING and containing 3.48 acres more or less.

Subject to all of the easements affecting the above described parcel as shown on the aforesaid map, which includes a 25 foot public access easement lying northerly and easterly of the centerline of Orchard Road as shown on aforesaid map.

The Basis of Bearing for this legal description in the south line of Parcel 3-A which bears N 89°42′02″ E as shown on the Parcel Map for William C. Adams and June R. Adams, filed for record in Book 184, at page 5480 as document number 95192, Official Records of Douglas County, Nevada.

Prepared: July 9, 1999

By: Paul "Dean" Higginbotham HIGG-N-SONS INC Professional Land Surveyors P. O. Box 425 Gardnerville, NV 89410 (775) 782-7444



0474794

Prepared: July 9, 1999

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HIGG-N-SONS INC

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P. O. Box 425

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REQUESTED BY STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF DOUGLAS BULHEVADA

1999 AUG 18 PH 3: 38

LINDA SLATER RECORDER 0474794