

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH: That LI-PING WU, WIFE OF GRANTEE

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to MICHAEL ESHAGH Nia, 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 unincorporated area 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: August 17, 1999

Wu Li-Ping
LI-PING WU

STATE OF Nevada }
COUNTY OF Douglas } ss.



This instrument was acknowledged before me on 9/4/99 by Li-Ping Wu

(This area above for official notarial seal)

Signature *Lori Mae Silva*
Notary Public

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO: MR. ESHAGH NIA MAIL TAX STATEMENTS TO: SAME

PO Box 3052
Santa Monica CA 90408

0476286
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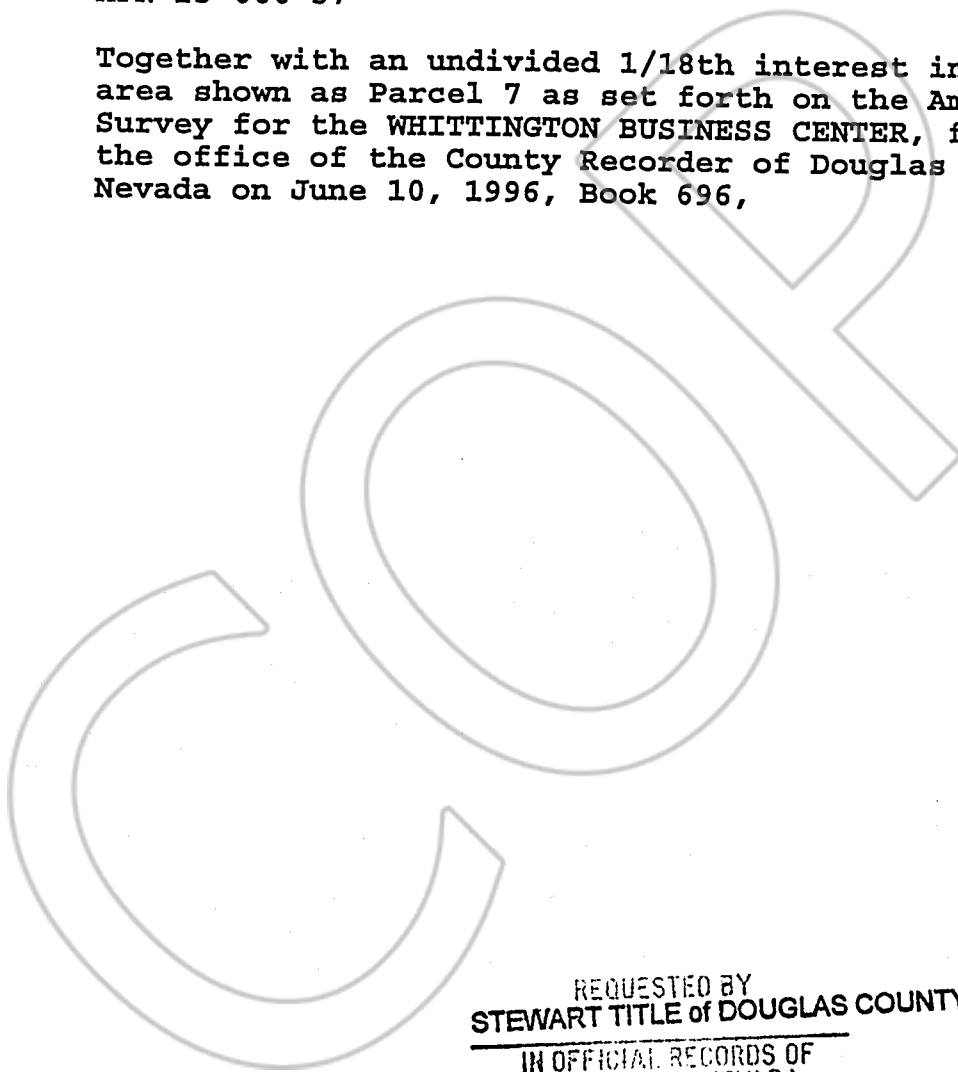
Exhibit "A"
LEGAL DESCRIPTION

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

Parcel 6C, as set forth on Record of Survey for WHITTINGTON BUSINESS CENTER filed for record in the office of the Douglas County Recorder of Douglas County, State of Nevada, on November 27, 1995 in Book 1195, Page 4394, Document No. 375723, and Amendment recorded on June 10, 1996 in Book 696, Page 1563, Official Records.

APN 23-600-37

Together with an undivided 1/18th interest in and to the common area shown as Parcel 7 as set forth on the Amended Record of Survey for the WHITTINGTON BUSINESS CENTER, filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 10, 1996, Book 696,



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

1999 SEP 10 PM 3: 22

LINDA SLATER
RECORDER

S. J. A. PAID *A.* DEPUTY

SCHEDULE A
CLTA PRELIMINARY REPORT
(7/88)

0476286

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STEWART TITLE
Guaranty Company