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GRANT, BARGAIN AND SALE DEED

APN 37-480-32 and 37-480-33

RPTT \$ 11.05 ~~11~~
(1/4 interest)

Full Value
 Full Value less liens

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MITCHELL E. MILLER and ROBIN BERTHA MILLER, Husband and Wife

doe(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

EDMUND A. MILLER and LINDA S. MILLER, Husband and Wife as Joint Tenants with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the county of
, state of Nevada bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HEREO AND MADE A PART HEREOF 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.

Dated: December 2, 1999

STATE OF NEVADA

COUNTY OF DOUGLAS

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On December 9, 1999 personally
appeared before me, a Notary Public,

MITCHELL E. MILLER AND ROBIN BERTHA MILLER

personally known or proved to me to be the person whose name is
subscribed to the above instrument who acknowledged that he
executed the instrument.

Mitchell E. Miller
MITCHELL E. MILLER

Robin Bertha Miller
ROBIN BERTHA MILLER

Signature Charlene L. Hanover



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO

Name MR. AND MRS. EDMUND A. MILLER
Street P.O. BOX 92
Address SMITH, NV 89430
City, State
Zip

Order No. _____

0482285

BK 1299PG 1691

EXHIBIT "A"

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

PARCEL 1:

Being a portion of Parcel B, in Block V, as shown on the map of entitled TOPAZ RANCH ESTATES UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on November 16, 1970 in Book 1 of Maps, Page 224 as Document No. 50212 being more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Block V, of TOPAZ RANCH ESTATES UNIT NO. 4 and proceeding thence along the Easterly side of Albite Road, South $12^{\circ} 23' 37''$ East, 373.49 feet to the True Point of Beginning; thence continuing, South $12^{\circ} 23' 37''$ East 66.63 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $3^{\circ} 21' 07''$ a radius of 970.00 feet, through an arc length of 56.75 feet; thence leaving the Easterly line of Albite Road and proceeding North $72^{\circ} 34' 51''$ East 313.80 feet; thence North $17^{\circ} 25' 10''$ West 141.26 feet to a point on the Southerly line of a 60-foot wide roadway; thence along said Southerly line, South $72^{\circ} 34' 51''$ West 284.72 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $84^{\circ} 58' 27''$ a radius of 20.00 feet, through an arc length of 29.66 feet to the True Point of Beginning.

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PARCEL 2:

All that certain lot, piece or parcel of land lying entirely within Parcel B, as shown on the Official Plat of Topaz Ranch Estates Unit No. 4, Recorded November 16, 1970, Book 1 of Maps, as Document No. 50212, filed for record in the office of the County Recorder, Douglas County Nevada, being more particularly described as follows:

Commencing at the Southwest corner of Lot 1, Block V, Topaz Ranch Estates Unit No. 4 and proceeding thence along the Easterly side of Albite Road, South $12^{\circ} 23' 37''$ East, 440.12 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence proceeding along said curve, having a central angle of $03^{\circ} 21' 07''$, a radius of 970.00 feet, through an arc length of 56.74 feet to the true point of beginning, said point also being the beginning of a curve to the left, the tangent of which bears South $15^{\circ} 44' 44''$ East; thence along said curve, having a central angle $06^{\circ} 48' 26''$, a radius of 970.00 feet, through an arc length of 114.40 feet to a point of compound curvature, the tangent of which bears, South $22^{\circ} 30' 10''$ East, thence along said curve to the left, having a central angle of $90^{\circ} 00' 00''$, a radius 40.00 feet, through an arc length of 62.83 feet to a point on the Northerly line of Nevada State Highway No. 3; thence along said Northerly line North $67^{\circ} 29' 50''$ East 268.06 feet; thence North $17^{\circ} 25' 10''$ West, 126.83 feet; thence South $72^{\circ} 34' 51''$ West 313.80 feet to the True Point of Beginning.

A.P.N. 37-480-33

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COPY

REQUESTED BY
Edmund A. Miller
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 DEC -9 PM 4:20

0482285
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LINDA SLATER
RECORDER
\$ 9.00 PAID LA DEPUTY