

Escrow No. 99100858
A.P.N. 27-130-110
1220-17-501-016

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

MIKE HICKEY CONSTRUCTION, INC., a Nevada Corporation

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

FREDERICK T. MILLER AND KAREN MILLER husband and wife as Joint Tenants with right of survivorship

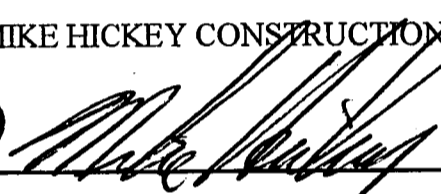
all that real property situated in the County of Douglas, State of Nevada, being Assessor's Parcel Number ^{fka} 27-130-110, specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

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

WITNESS my hand this 5 day of January, 2000

MIKE HICKEY CONSTRUCTION, INC., a Nevada Corporation

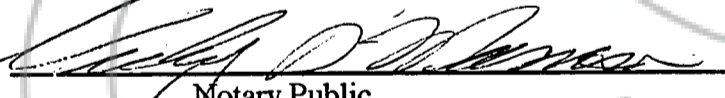


MIKE HICKEY, President

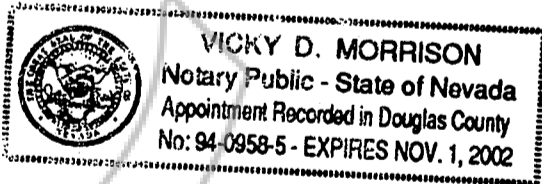
STATE OF NEVADA
COUNTY OF Douglas

On January 12, 2000 personally appeared before me, a Notary Public,
Mike Hickey as President of Mike Hickey Construction, Inc., a Nevada Corporation

who acknowledged that he executed the above instrument.



Notary Public



WHEN RECORDED MAIL TO:

Mr. & Mrs. Frederick Miller
812 Bantry Way
Benicia, CA 94510-3804

The grantor (s) declare:
Documentary transfer tax is \$ 156.00
 (X) computed on full value of property conveyed, or
computed on full value less value of liens and
encumbrances remaining at time of sale

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

0484453
BK0100PG2139

EXHIBIT "A"

Situate in Douglas County, State of Nevada, described as follows:

A parcel of land located within a portion of the Northeast one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, M.D.B.& M., Douglas County, Nevada, being more particularly describe as follows:

BEGINNING at the Southeast corner of Parcel 1 and being a 1/2" iron pipe as shown on the Parcel Map for J.D. Drayton, Document No. 71987 of the Douglas County Recorder's Office, said point bears S. 80 ° 05' 53" W., 935.72 feet from the Northeast corner of said Section 17, being a 1" iron pipe;

thence S. 00 ° 37' 50" W., 311.49 feet;

thence N. 88 ° 56' 51" W., along the Northerly line of the Bauer parcel as recorded in Book 493, at Page 2090, as Document No. 304504 of the Douglas County Recorder's Office, 342.28 feet to a 5/8" rebar and a point on the Easterly line of a 50' wide easement as shown on said Parcel Map;

thence N. 00 ° 21 '48" W., along said Easterly line, 301.92 feet to a 1/2" iron pipe and the Southwest corner of said Parcel 1;

thence N. 89 ° 27' 37" E., along the Southerly line of said Parcel One, 347.58 feet to the POINT OF BEGINNING.

Basis of Bearing:

The centerline of Springfield Drive as shown on Pleasantview Phase IV Final Map, Document No. 324312 of the Douglas County Recorder's Office, (N. 20 ° 00' 00")

Said parcel being further shown as Parcel 1 on Record of Survey / Lot Line Adjustment recorded October 10, 1995, as Document No. #372263, Official Records, Douglas County, Nevada.

Together with a right of ingress and egress over Rubio Way, more particularly described as the West 50 feet of the NE 1/4 of the NE 1/4 of Section 17, T. 12 N., R. 20 E., M.D.B.&M.

Assessor's Parcel No. 27-130-110.

REQUESTED BY
MARQUIS TITLE & ESCROW, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JAN 14 AM 10: 01

LINDA SLATER
RECORDER

\$8.00 PAID *LD* DEPUTY

0484453

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