

**GRANT, BARGAIN AND SALE DEED**

RPTT \$ 156.<sup>00</sup>

APN: 1320-32-812-001, 1320-32-812-003 &  
1320-32-812-008

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
WALLER/FITCH GARDNERVILLE VENTURE, A CALIFORNIA LIMITED PARTNERSHIP

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

KEITH SHELTON CONSTRUCTION, INC., A NEVADA CORPORATION

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

SEE EXHIBIT "A" 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: 12/10/99

STATE OF ~~NEVADA~~ California

COUNTY OF Santa Clara

This instrument was acknowledged before me on

December 10, 1999

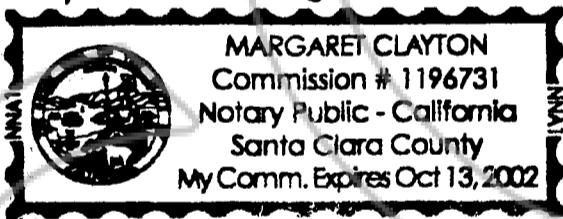
by Bobbie J. Waller and William C. Fitch

Margaret Clayton  
Notary Public

WALLER/FITCH GARDNERVILLE VENTURE

BY: Bobbie J. Waller  
BOBBIE J. WALLER, GENERAL PARTNER

BY: William C. Fitch  
WILLIAM C. FITCH, GENERAL PARTNER



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

**WHEN RECORDED MAIL TO**

Name KEITH SHELTON CONST., INC.  
Street P.O. BOX 50925  
Address SPARKS, NV 89435  
City, State 82427 KTK  
Zip  
Order No. KIM -201-KTK

0484622

BK0100PG2676

## Legal Description

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

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Revised Lot 1, said point bears North  $01^{\circ}30'05''$  East, 83.67 feet from the centerline intersection of Garden Glen Court and High School Street as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a  $5/8''$  rebar with aluminum cap stamped PLS 6497 inside of a survey well;

thence North  $42^{\circ}21'03''$  West, 49.00 feet;  
thence North  $47^{\circ}38'57''$  East, 35.00 feet;  
thence South  $42^{\circ}21'03''$  East, 53.00 feet;  
thence South  $47^{\circ}38'57''$  West, 20.00 feet;  
thence North  $42^{\circ}21'03''$  West, 4.00 feet;  
thence South  $47^{\circ}38'57''$  West, 15.00 feet to the Point of Beginning

A.P.N. 1320-32-812-001

A parcel of land located with a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeasterly corner of Revised Lot 3, said point bears N.  $44^{\circ}18'52''$  E., 44.22 feet from the centerline end of curve, C14 of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a  $5/8''$  rebar with aluminum cap stamped PLS 6497 inside of a survey well;

thence N.  $35^{\circ}44'20''$  E., 52.50 feet;  
thence S.  $54^{\circ}15'40''$  E., 36.00 feet;  
thence S.  $35^{\circ}44'20''$  W., 32.75 feet;  
thence N.  $54^{\circ}15'40''$  W., 6.00 feet;  
thence S.  $35^{\circ}44'20''$  W., 28.25 feet;  
thence N.  $54^{\circ}15'40''$  W., 20.00 feet;  
thence N.  $35^{\circ}44'20''$  E., 8.50 feet;  
thence N.  $54^{\circ}15'40''$  W., 10.00 feet to the POINT OF BEGINNING

Assessor's Parcel Number: 1320-32-812-003

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwesterly corner of Revised Lot 8, said point bears North  $24^{\circ}31'29''$  West, 86.95 feet from the center line beginning of curve, C15 of Garden Glen Court, as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a  $5/8''$  rebar with aluminum cap stamped PLS 6497 inside of a survey well;

thence North  $31^{\circ}48'13''$  East, 52.50 feet;  
thence South  $58^{\circ}11'47''$  East, 36.00 feet;  
thence South  $31^{\circ}48'13''$  West, 32.75 feet;  
thence North  $58^{\circ}11'47''$  West, 6.00 feet;  
thence South  $31^{\circ}48'13''$  West, 28.25 feet;  
thence North  $58^{\circ}11'47''$  West, 20.00 feet;  
thence North  $31^{\circ}48'13''$  East, 8.50 feet;  
thence North  $58^{\circ}11'47''$  West, 10.00 feet to the POINT OF BEGINNING.

Assessor's Parcel Number: 1320-32-812-008

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**

IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA

2000 JAN 18 PM 4:09

LINDA SLATER  
 RECORDER

\$8.00 PAID *KJ* DEPUTY

0484622

BK0100PG2677